

Sheet Index	
NO.	SHEET
C 600	COVER SHEET
C 601	NOTES
C 602	NOTES
C 603	UTILITY SERVICE PLAN
C 604	UTILITY SERVICE PLAN
C 605	UTILITY SERVICE PLAN
C 606	UTILITY SERVICE PLAN
C 607	WATER PLAN
C 608	WATER PLAN
C 609	WATER PLAN
C 610	WATER PLAN
C 611	SAN. SEWER PLAN & PROFILE LINE A
C 612	SAN. SEWER PLAN & PROFILE LINE A
C 613	SAN. SEWER PLAN & PROFILE LINE A
C 614	SAN. SEWER PLAN & PROFILE LINE A
C 615	SAN. SEWER PLAN & PROFILE LINE B
C 616	SAN. SEWER PLAN & PROFILE LINE C
C 617	SAN. SEWER PLAN & PROFILE LINE C
C 618	STORM SEWER PLAN & PROFILE LINE A

OWNER:  
THOMPSON THRIFT DEVELOPMENT, INC.  
111 MONUMENT CIRCLE, SUITE 1500  
INDIANAPOLIS, IN 46204  
TEL: (720) 495-3693  
CONTACT: MONICA UNGER

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0182  
CONTACT: ERIC GUNDERSON, P.E.

SURVEYOR:  
BARRON LAND  
2790 N. ACADEMY BLVD. SUITE 311  
COLORADO SPRINGS, CO 80917  
TEL: (719) 360-6827  
CONTACT: SPENCER BARRON, PLS

EL PASO COUNTY:  
EL PASO COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
PHONE: (719) 520-3600

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED PLANS AND SPECIFICATIONS

ERIC GUNDERSON, PE – KIMLEY-HORN AND ASSOCIATES, INC.      DATE

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN DIMENSIONS AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

NAME	DATE
------	------

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
UTILITY COVER SHEET

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET  
C 600

[illegible]

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJC  
DRAWN BY: JAR  
CHECKED BY: EJC  
DATE: 5/27/21



## WASTEWATER PROJECT SPECIFIC NOTES

APPLICABLE	NON-APPLICABLE	
1. <input type="checkbox"/>	<input checked="" type="checkbox"/>	CORROSION PROTECTION IS REQUIRED FOR ALL DUCTILE IRON PIPE. ALL PROTECTION SHALL COMPLY WITH THE WASTEWATER STANDARDS.
2. <input checked="" type="checkbox"/>	<input type="checkbox"/>	THIS PROJECT IS CONNECTING TO AN EXISTING MANHOLE. A MANHOLE ASSESSMENT HAS BEEN COMPLETED FOR THIS PROJECT. THE FOLLOWING CHECKED ITEMS ARE REQUIRED: THE CONTRACTOR SHALL PROVIDE A BYPASS PUMPING PLAN FOR APPROVAL BY CHEROKEE METRO DISTRICTS AND COMPLY WITH ALL THE REQUIREMENTS THEREIN. REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS). REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).
3. <input type="checkbox"/>	<input checked="" type="checkbox"/>	MANHOLES ARE BEING ABANDONED, THE CONTRACTOR SHALL: <ul style="list-style-type: none"> <li>• PLUG THE "IN" AND "OUT" INVERTS WITH A WATERTIGHT MECHANICAL PLUG AND GROUT WITH APPROVED MATERIAL.</li> <li>• REMOVE AND DISPOSE OF THE CONE SECTION.</li> <li>• REMOVE THE RING AND COVER AND RETURN THEM TO CHEROKEE METRO DISTRICT.</li> <li>• FILL THE MANHOLE WITH APPROVED MATERIAL.</li> </ul>
4. <input type="checkbox"/>	<input checked="" type="checkbox"/>	WASTEWATER MAINS EXISTS UNDERNEATH A PROPOSED STRUCTURE, CONTRACTOR SHALL: REMOVE IT GROUT IT FULL
5. <input type="checkbox"/>	<input checked="" type="checkbox"/>	WASTEWATER MAIN TO BE ABANDONED EXISTS WITHIN RIGHT-OF-WAY, THE CONTRACTOR SHALL: REMOVE IT GROUT IT FULL
6. <input checked="" type="checkbox"/>	<input type="checkbox"/>	PIPELINES LESS THAN 1.04% GRADE ARE PROPOSED. THE CONTRACTOR SHALL COMPLY WITH THE ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN THE WASTEWATER STANDARDS.
7. <input type="checkbox"/>	<input checked="" type="checkbox"/>	THIS PROJECT IS UTILIZING EXISTING STUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE STUB, CONNECTION, TRANSITION AND SUBSEQUENT EXTENSION MEETS ALL CURRENT WASTEWATER STANDARDS.
8. <input checked="" type="checkbox"/>	<input type="checkbox"/>	CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS CONSTRUCTED" DRAWINGS. FURTHER, THE EXISTING STUB WILL BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.
9. <input type="checkbox"/>	<input checked="" type="checkbox"/>	A WASTEWATER STUB OR STUBS ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE DEVELOPMENT NEEDS. FURTHER, THE STUB WILL NOT BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.

## WASTEWATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CSU WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS) AND CHEROKEE METRO DISTRICT STANDARDS.
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
7. THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISH GRADE. IF MANHOLES ARE IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLES.
9. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
10. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CHEROKEE METRO DISTRICT STANDARD SPECIFICATIONS MANUAL.
11. ALL MANHOLES TO BE 5' MIN. DIAMETER & EXTERIOR COATED WITH MIN. 45 MIL. COAL TAR EPOXY & WRAP JOINTS WITH 12" WIDE ELASTOMERIC JOINT WRAP.

## UTILITY SERVICE PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) AND/OR CHEROKEE METRO DISTRICT (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CHEROKEE METRO DISTRICT WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS).
2. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
4. ALL FIELD STAKING SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/WASTEWATER LESS AND CHEROKEE METRO STANDARDS.
6. FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METRO DISTRICT INSPECTOR.
7. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS AND CHEROKEE METRO STANDARDS.

## WASTEWATER:

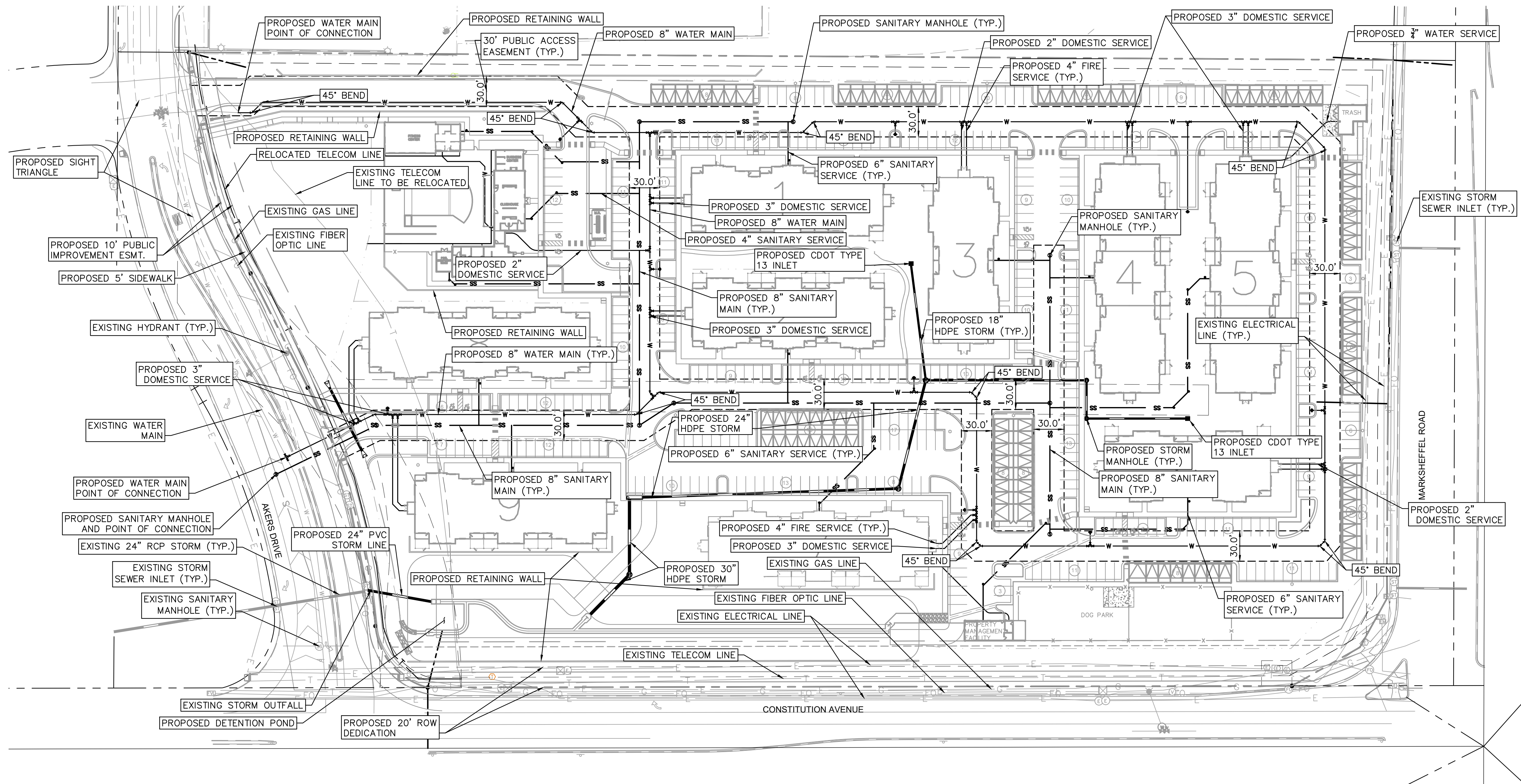
1. SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"x4"x12" STEEL OR WOODEN POST.
2. SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
4. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.
5. ALL MAINS TO BE ASTM D3034 SDR35.



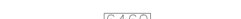












WATER:

1. SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
2. SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
3. ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
4. ALL TAPS ON CHEROKEE METRO DISTRICT WATER MAINS SHALL BE PERFORMED BY CONTRACTOR AND INSPECTED BY CHEROKEE METRO DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
5. ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY CHEROKEE METRO DISTRICT.
6. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
7. ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.
8. NO COPPER PIPING ALLOWED IN CHEROKEE METRO DISTRICT EXCEPT ABOVE GRADE PIPING IMMEDIATELY BEFORE AND AFTER WATER METER.
9. ALL WATER MAINS TO BE AWWA C900 DR14.

[illegible]

**UPLAND FLATS BY WATERMARK**  
**CONSTRUCTION DRAWINGS**  
**TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED**  
**SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO**  
**SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO**



	PROPERTY LINE
	PROPOSED SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING STORM LINE
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND TELECOM
	EXISTING UNDERGROUND ELECTRIC

**Kimley»»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJC  
DRAWN BY: JAR  
CHECKED BY: EJC  
DATE: 6/30/21

DUPLAND FLATS BY WATERMARK  
 EL PASO COUNTY, COLORADO  
 CONSTRUCTION DRAWING PLANS  
 OVERALL UTILITY PLAN

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO. 096302009
SHEET

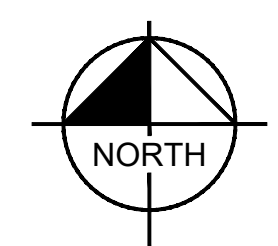
C 603




Know what's **below**.  
Call before you dig.



**CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
UTILITIES.



GRAPHIC SCALE IN FEET



A horizontal scale bar with tick marks at 0, 30, 60, and 120 feet. The bar is divided into alternating black and white segments.

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LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES
- LOT LINE

KEY NOTE LEGEND

- 1 4" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 2 6" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 3 4" C900 PVC FIRE SERVICE
- 4 3" HDPE DOMESTIC SERVICE LINE
- 5 3" HDPE WATER SERVICE
- 6 2" HDPE DOMESTIC WATER SERVICE
- 7 FIRE DEPARTMENT CONNECTION
- 8 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 9 WASTEWATER TAP PER CSU WASTEWATER LESS STANDARD DETAIL D1-6
- 10 ONE-WAY SANITARY SEWER CLEANOUT

NOTES:

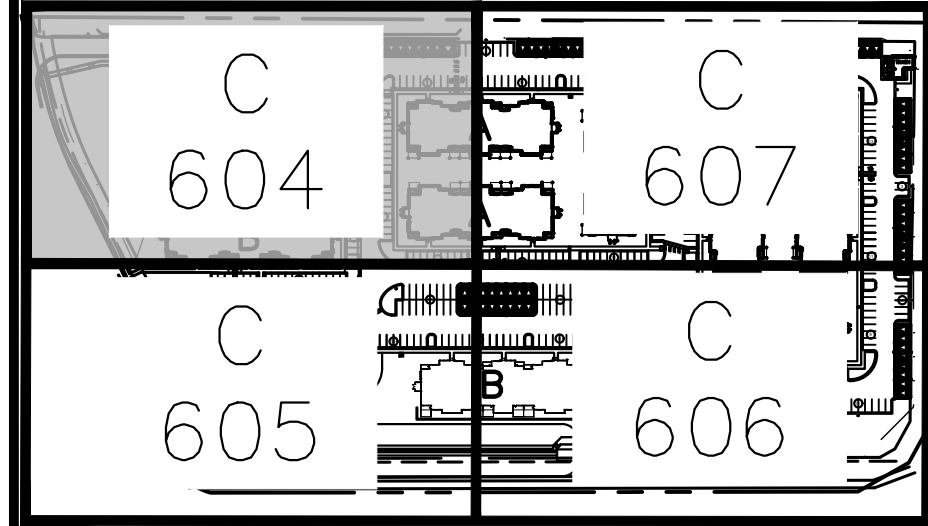
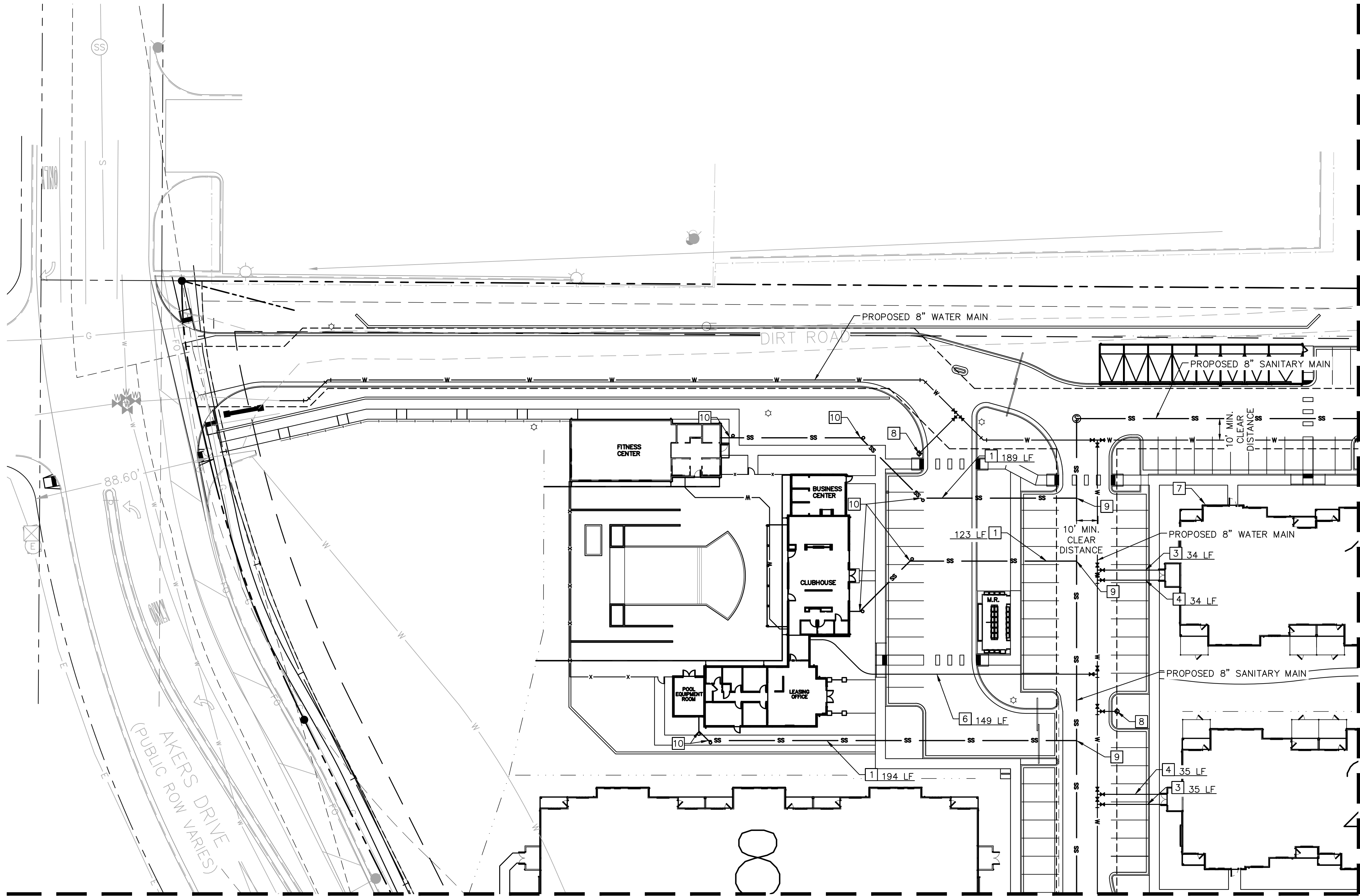
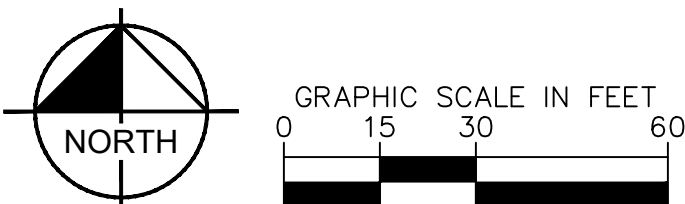
- ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
- ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
- THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
- ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

WATER SERVICE LINE NOTES:

- CURB STOPS SHALL BE INSTALLED 7 FEET FROM THE PROPERTY LINE IN ACCORDANCE WITH CSU STD. DETAIL B2-3.
- ALL WATER SERVICE LINES SHALL BE STUBBED AND TERMINATE AT THE CURB STOP
- METER LOCATIONS ARE NOT SHOWN ON THIS PLAN. METERS TO BE INSTALLED INSIDE THE MULTI FAMILY STRUCTURE IN ACCORDANCE WITH CSU STD. DETAIL B2-2.
- ALL QUANTITIES PER THIS PLAN ARE FOR REFERENCE ONLY.
- CHEROKEE METRO DISTRICT'S RESPONSIBILITY ENDS AT VALVED CONNECTION AT MAIN OR SEWER LATERAL CONNECTION.
- PAVEMENT REPAIRS OR LANDSCAPE REPAIRS FOR WATER AND SANITARY SEWER REPAIRS ARE RESPONSIBILITY OF OWNER.



KEY MAP  
NOT TO SCALE

MATCHLINE REFER TO SHEET C 607

MATCHLINE REFER TO SHEET C 605

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
UTILITY SERVICE PLAN

PRELIMINARY  
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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET  
C 604

NO.	REVISION	BY	DATE	APPR.
1	SDP RESUBMITTAL	JAR	5/27	EUG



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LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES
- LOT LINE

KEY NOTE LEGEND

- 1 4" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 2 6" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
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NOTES:

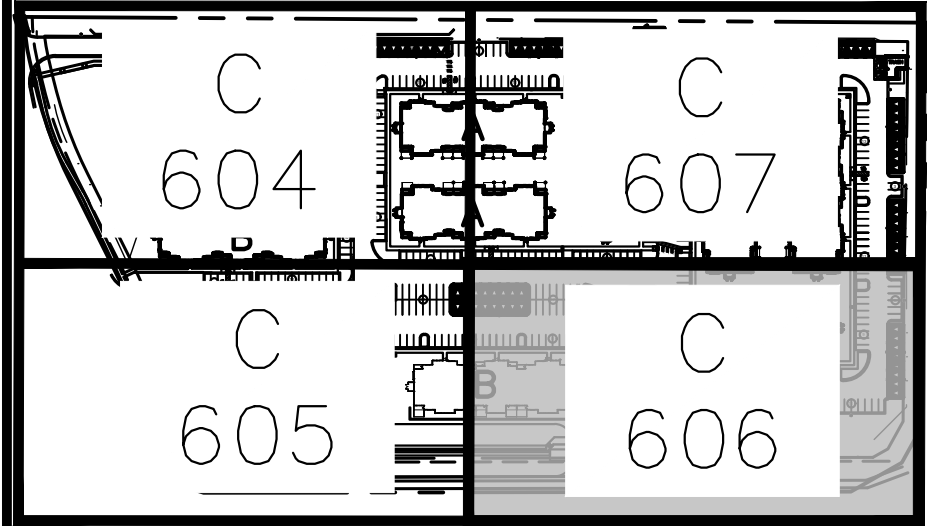
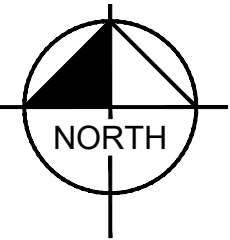
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- ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLING OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
- THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
- ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

CAUTION NOTE (SERVICE LINES):

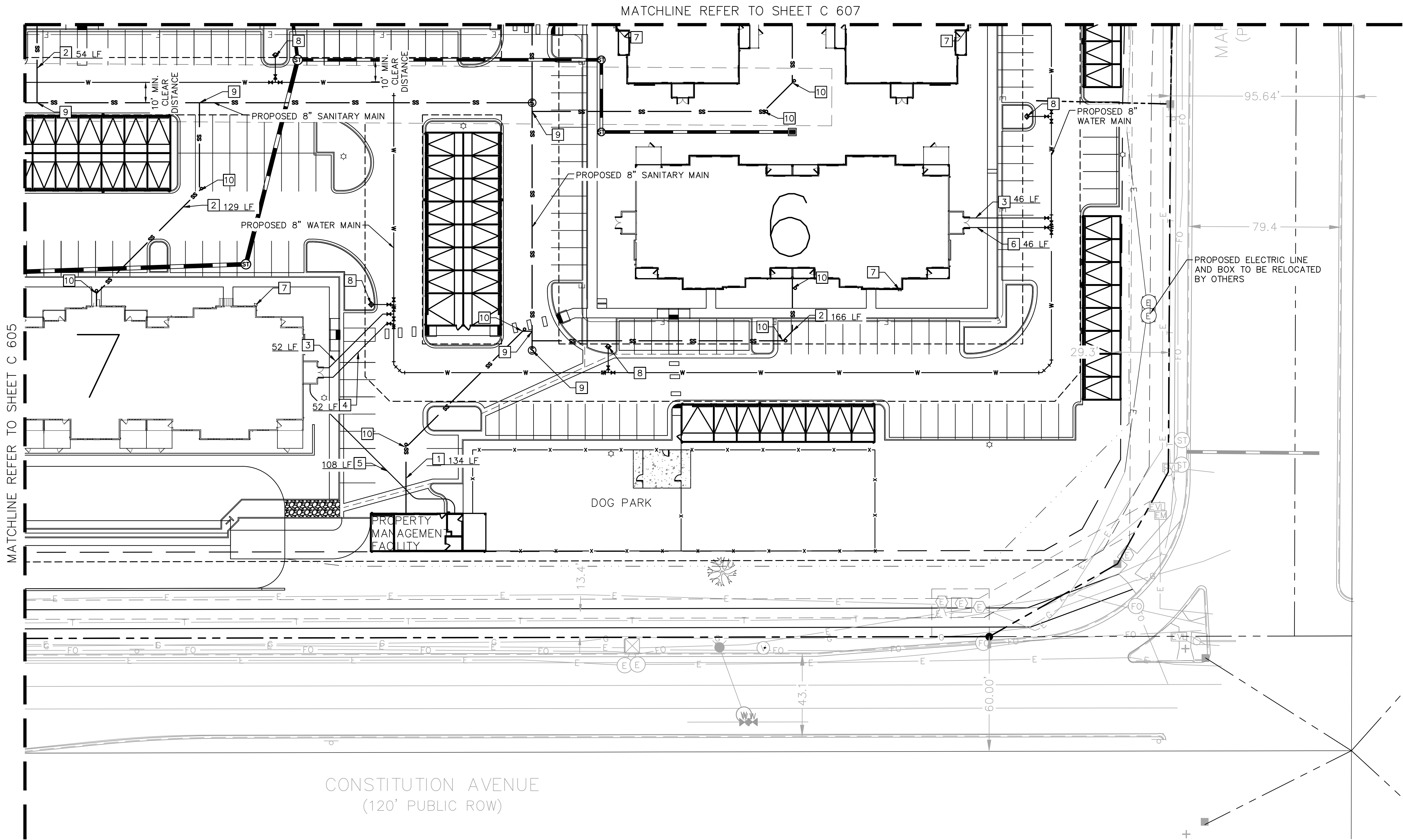
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WATER SERVICE LINE NOTES:

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KEY MAP  
NOT TO SCALE



CONSTITUTION AVENUE  
(120' PUBLIC ROW)

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
UTILITY SERVICE PLAN

PRELIMINARY  
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PROJECT NO.  
096302009

SHEET  
C 606

NO.	REVISION	BY	DATE	APP.
1	SDP RESUBMITTAL	JAR	5/27	EUG

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## LEGEND

	PROPERTY LINE
	EXISTING WATER LINE & VALVE
	PROPOSED WATER LINE & VALVE
	PROPOSED FIRE HYDRANT
	EXISTING SANITARY SEWER LINE & MANHOLE
	PROPOSED SANITARY SEWER LINE & MANHOLE
	PROPOSED STORM SEWER LINE & MANHOLE
	PROPOSED STORM SEWER STRUCTURES
	LOT LINE

## KEY NOTE LEGEND

- 1 4" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 2 6" SDR35 PVC SANITARY SERVICE @ 1.04% SLOPE
- 3 4" C900 PVC FIRE SERVICE
- 4 3" HDPE DOMESTIC SERVICE LINE
- 5 2" HDPE WATER SERVICE
- 6 2" HDPE DOMESTIC SERVICE LINE
- 7 FIRE DEPARTMENT CONNECTION
- 8 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 9 WASTEWATER TAP PER CSU WASTEWATER LESS STANDARD DETAIL D1-6
- 10 ONE-WAY SANITARY SEWER CLEANOUT

## NOTES:

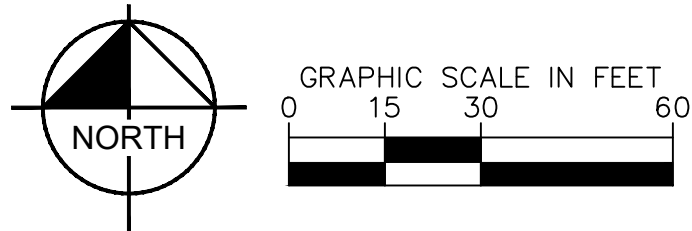
1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
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3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.

## CAUTION NOTE (SERVICE LINES):

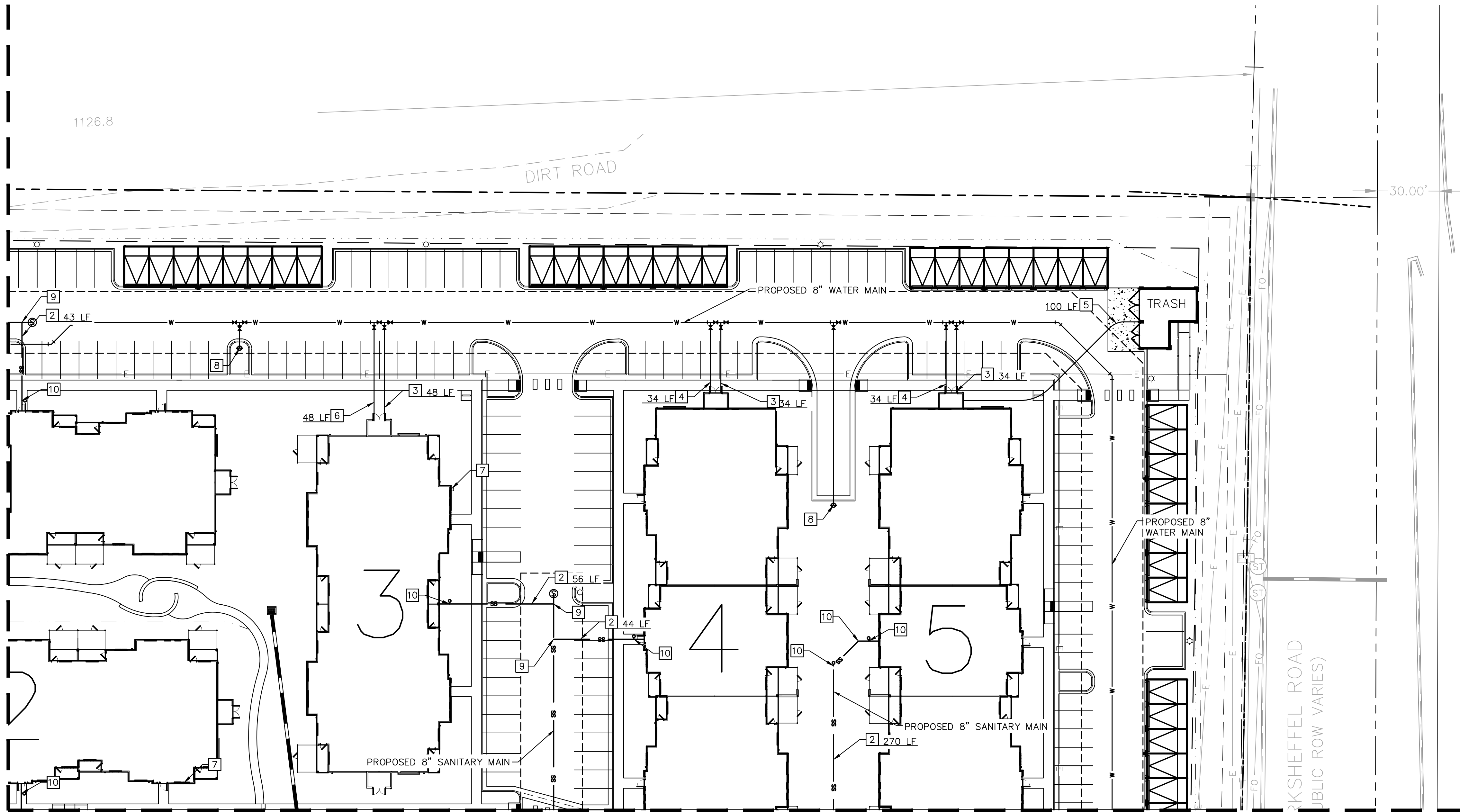
CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.

## WATER SERVICE LINE NOTES:

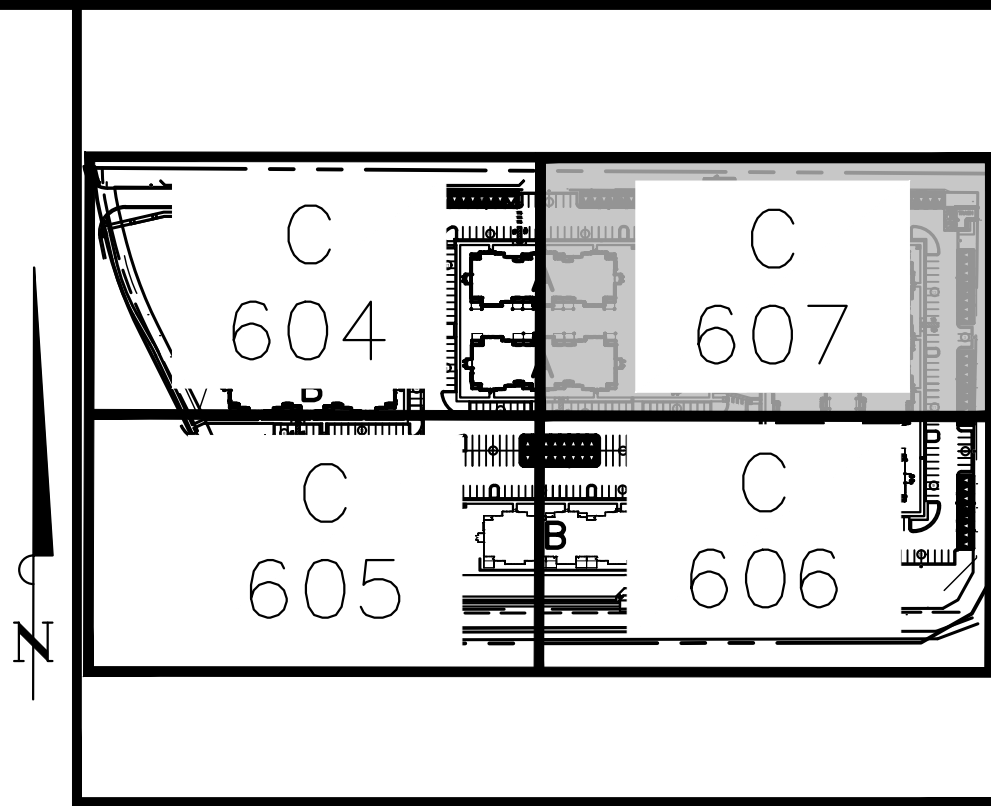
1. CURB STOPS SHALL BE INSTALLED 7 FEET FROM THE PROPERTY LINE IN ACCORDANCE WITH CSU STD. DETAIL B2-3.
2. ALL WATER SERVICE LINES SHALL BE STUBBED AND TERMINATE AT THE CURB STOP
3. METER LOCATIONS ARE NOT SHOWN ON THIS PLAN. METERS TO BE INSTALLED INSIDE THE MULTI FAMILY STRUCTURE IN ACCORDANCE WITH CSU STD. DETAIL B2-2.
4. ALL QUANTITIES PER THIS PLAN ARE FOR REFERENCE ONLY.
5. CHEROKEE METRO DISTRICT'S RESPONSIBILITY ENDS AT VALVED CONNECTION AT MAIN OR SEWER LATERAL CONNECTION.
6. PAVEMENT REPAIRS OR LANDSCAPE REPAIRS FOR WATER AND SANITARY SEWER REPAIRS ARE RESPONSIBILITY OF OWNER.



MATCHLINE REFER TO SHEET C 604



MATCHLINE REFER TO SHEET C 606



KEY MAP  
NOT TO SCALE

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
UTILITY SERVICE PLAN

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET

C 607

NO.	REVISION	BY	DATE	APP.
1	SDP RESUBMITTAL	JAR	5/27	EUG

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LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- LOT LINE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES

KEY NOTE LEGEND

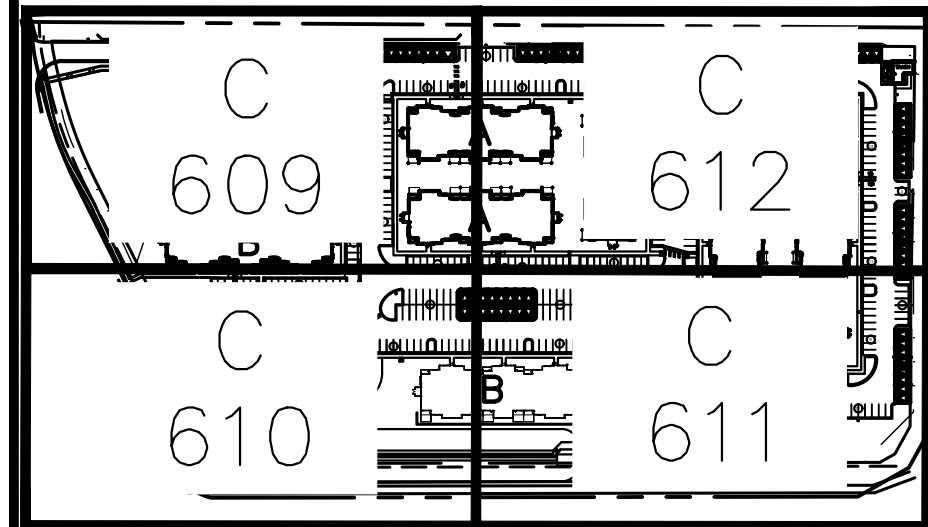
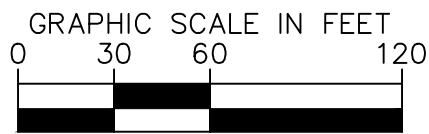
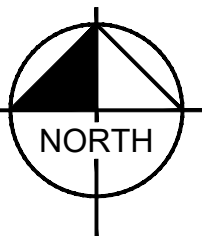
- 1 45° HORIZONTAL BEND
- 2 22.5° HORIZONTAL BEND
- 3 8" GATE VALVE
- 4 FH ASSEMBLY PER CSU STANDARD DETL. A5-6
- 5 SANITARY SEWER CROSSING
- 6 STORM SEWER CROSSING
- 7 8"x8" FIRE SERVICE TEE W/ 8" GATE VALVE (3-VALVE CLUSTER)

NOTES:

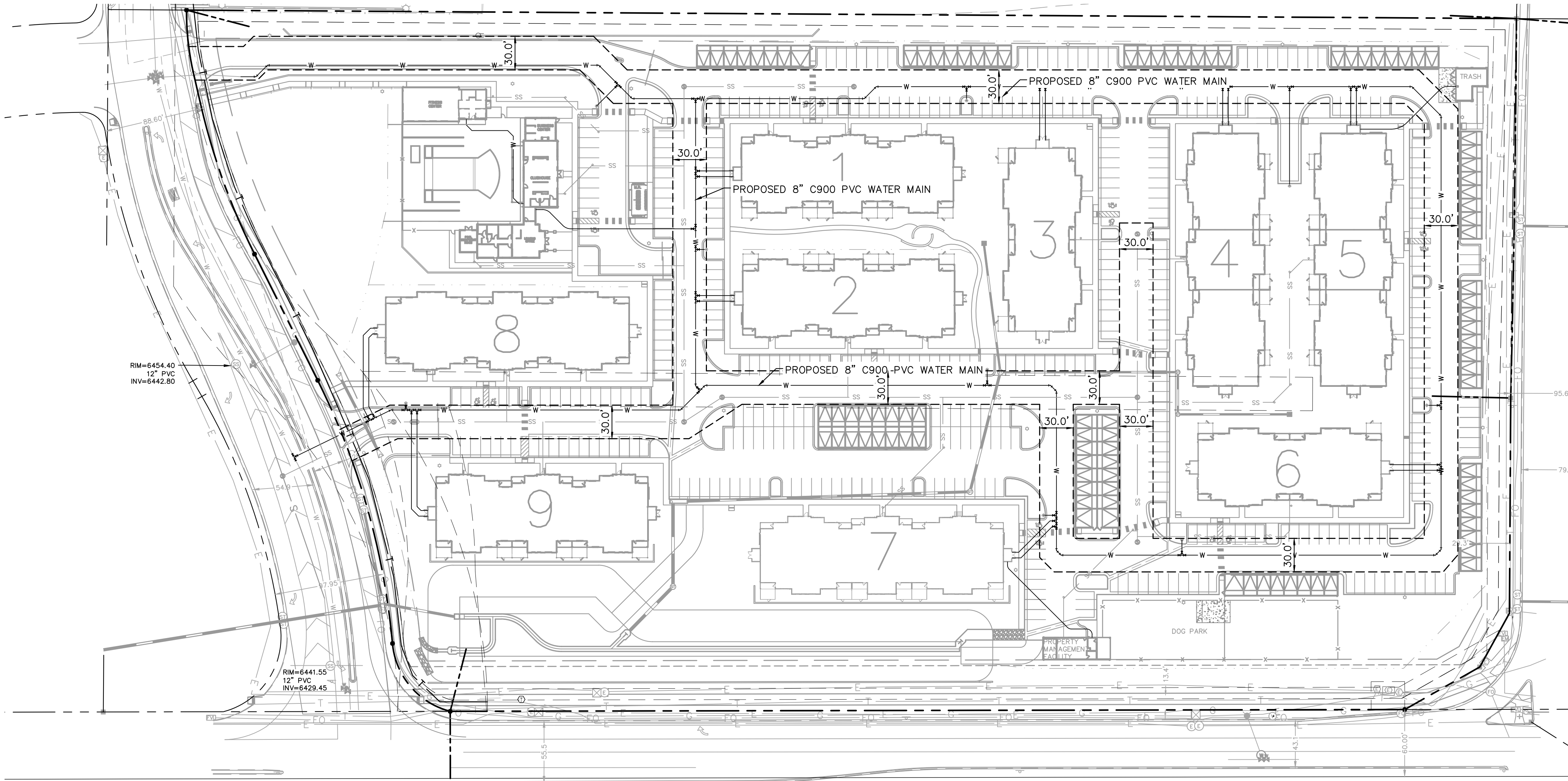
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KEY MAP  
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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
OVERALL WATER PLAN

PRELIMINARY  
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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET

C 608

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

NO.	REVISION	BY	DATE	APPR.
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LEGEND

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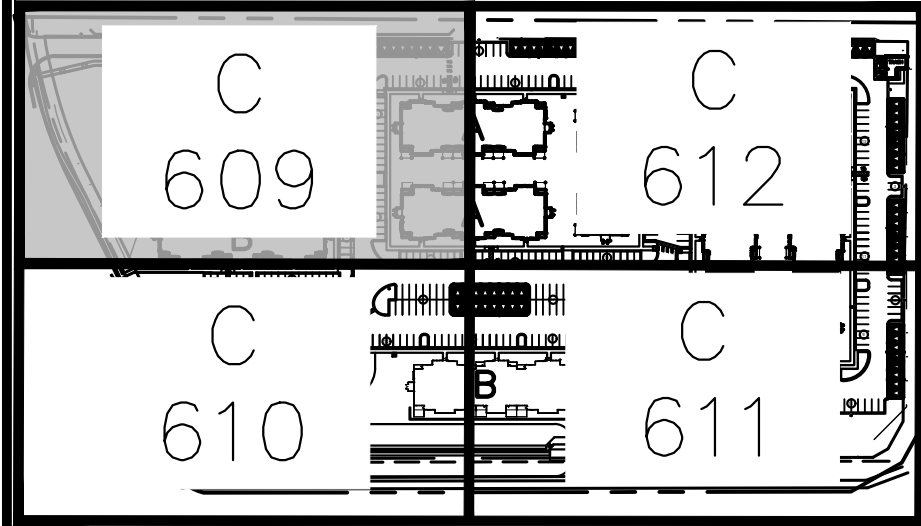
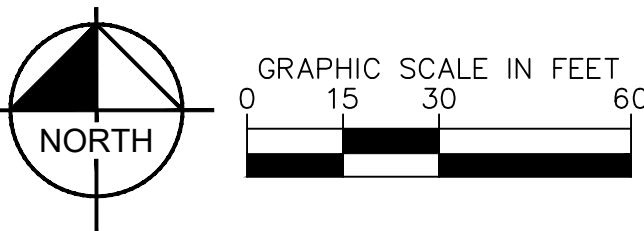
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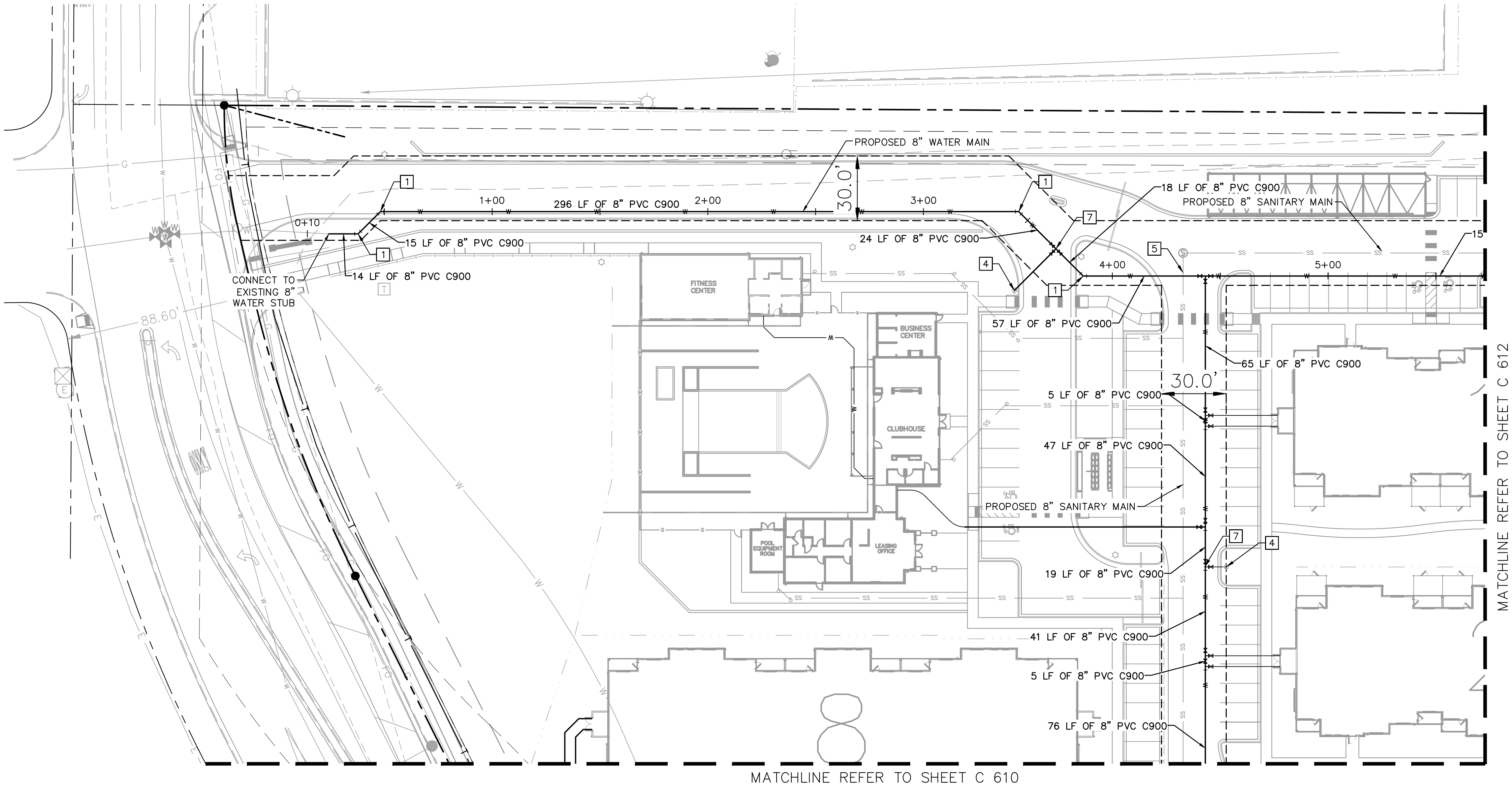
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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
WATER PLAN

PRELIMINARY  
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Kimley»Horn  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009  
SHEET  
C 609

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

**Kimley»Horn**  
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2 North Nevada Avenue Suite 300  
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## LEGEND

	PROPERTY LINE
	EXISTING WATER LINE & VALVE
	PROPOSED WATER LINE & VALVE
	LOT LINE
	PROPOSED FIRE HYDRANT
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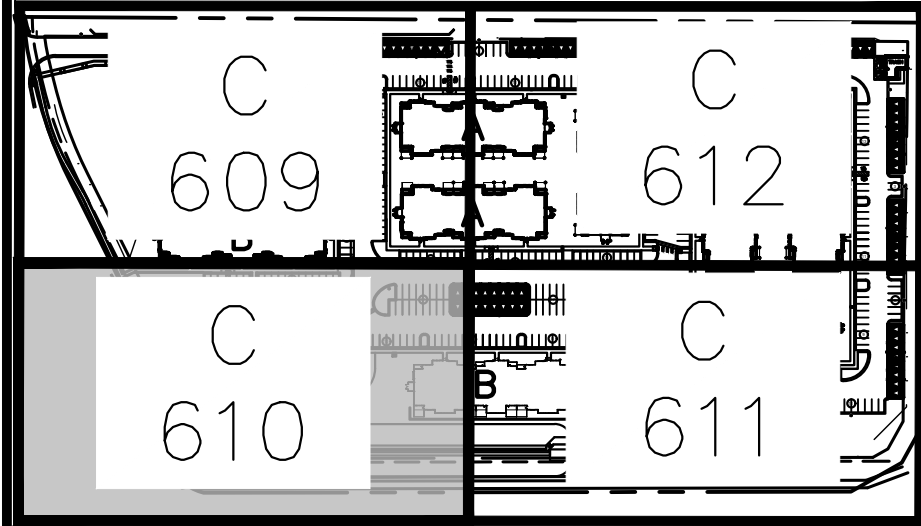
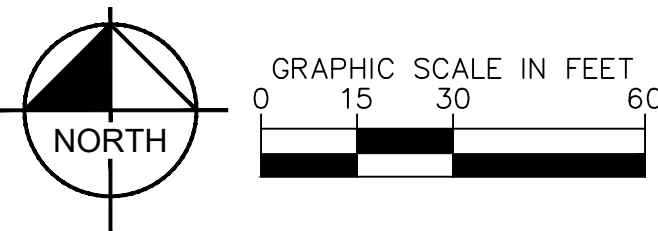
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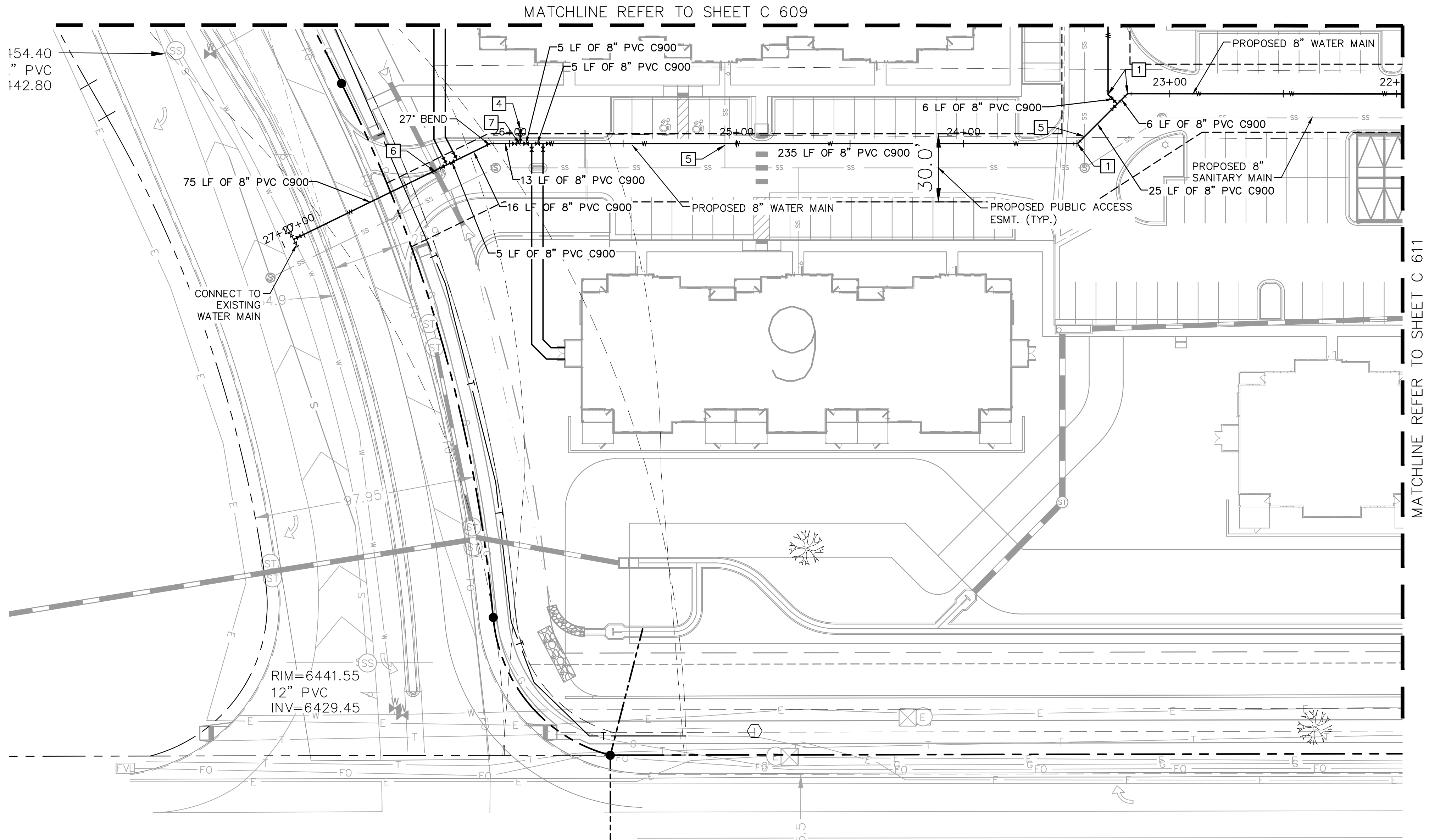
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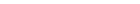
UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
WATER PLAN

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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009  
SHEET  
C 610

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180  
DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

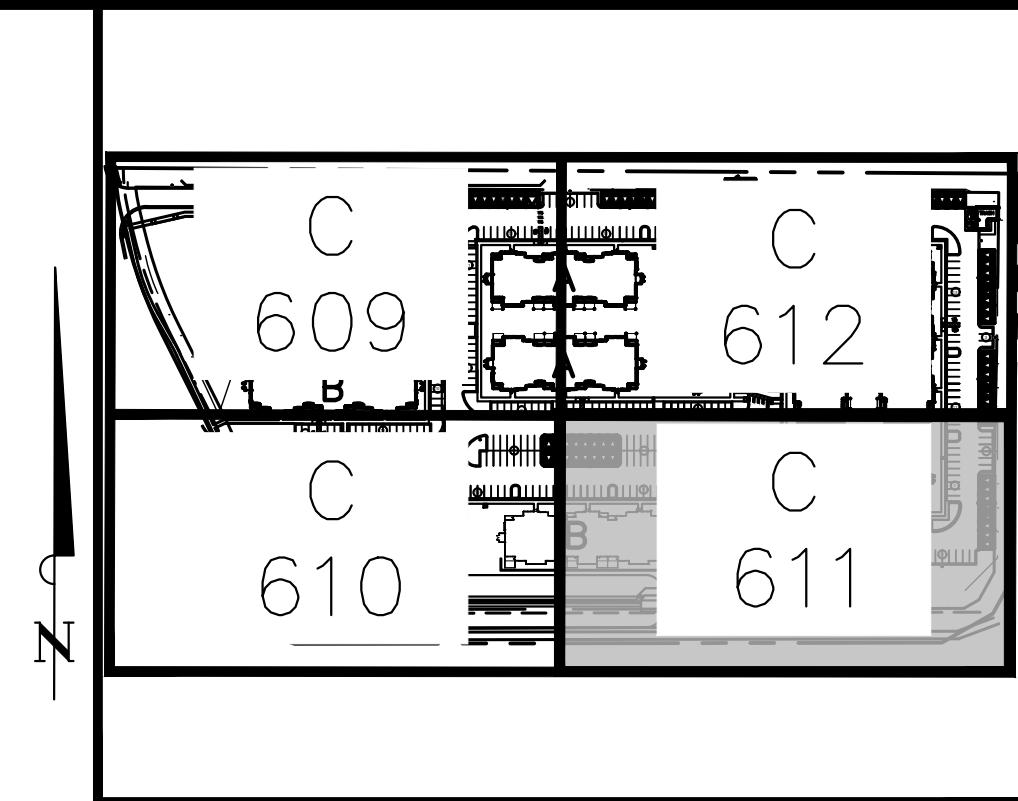
NO.	REVISION	BY	DATE	APPR.
1	SDP RESUBMITTAL	JAR	5/27	EUG

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	EXISTING WATER LINE & VALVE
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**KEY MAP**  
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[illegible]

**Kimley»»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

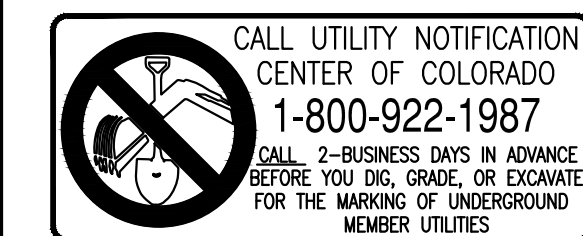
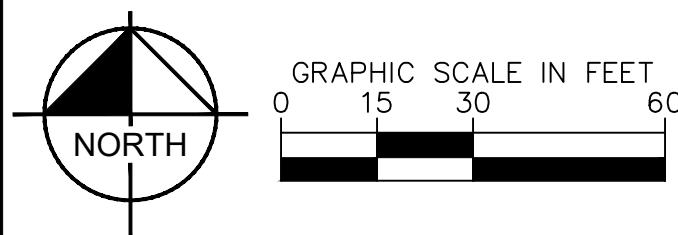
DESIGNED BY: EJC  
DRAWN BY: JAR  
CHECKED BY: EJC  
DATE: 5/27/21

# UPLAND FLATS BY WATERMARK EL PASO COUNTY, COLORADO UTILITY AND WATER SERVICE PLANS WATER PLAN

**PRELIMINARY**  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET  
C 611



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- LEGEND**
- PROPERTY LINE
  - EXISTING WATER LINE & VALVE
  - PROPOSED WATER LINE & VALVE
  - LOT LINE
  - PROPOSED FIRE HYDRANT
  - EXISTING SANITARY SEWER LINE & MANHOLE
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  - PROPOSED STORM SEWER STRUCTURES

**KEY NOTE LEGEND**

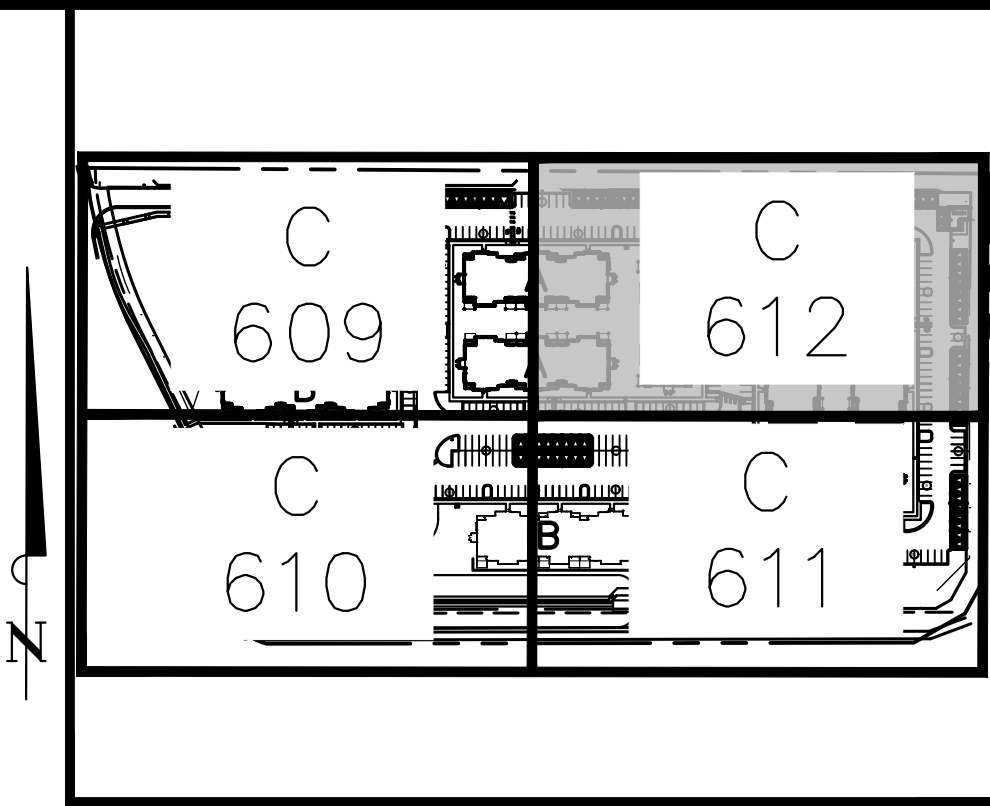
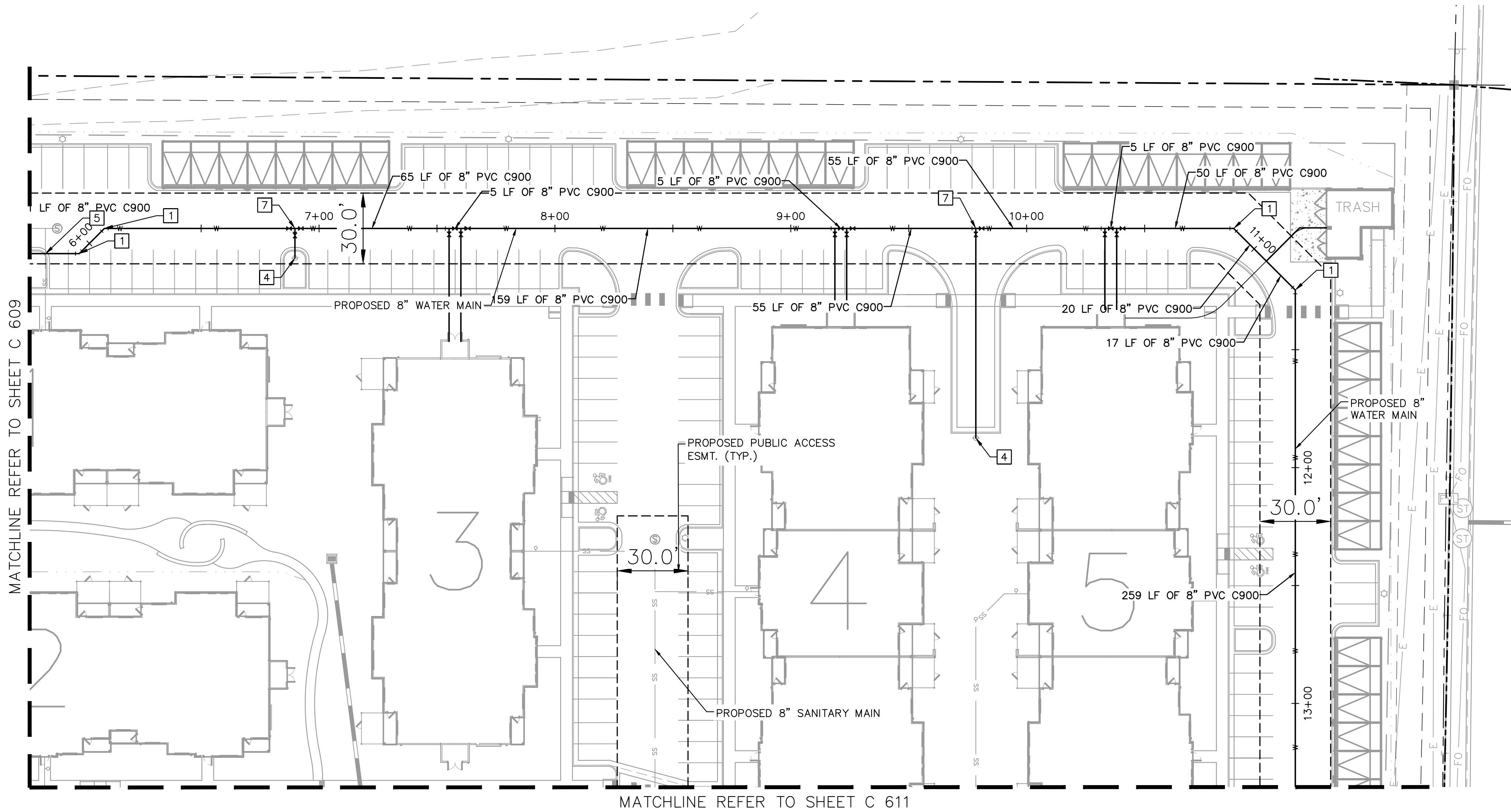
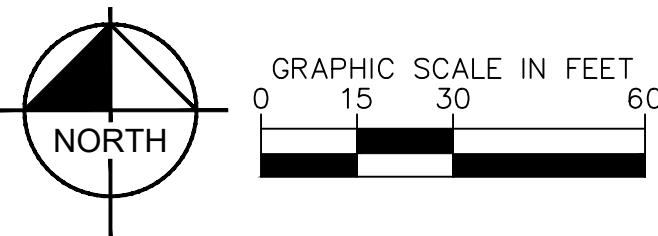
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2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
WATER PLAN

PRELIMINARY  
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PROJECT NO.  
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SHEET  
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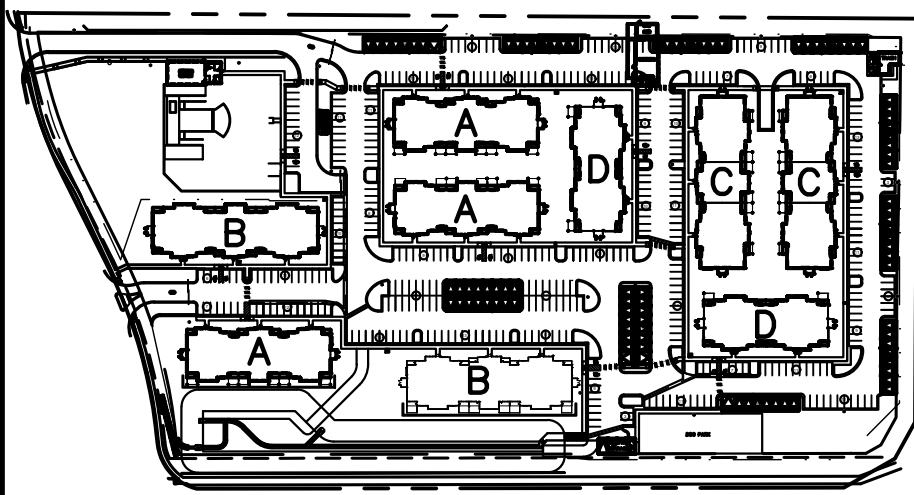
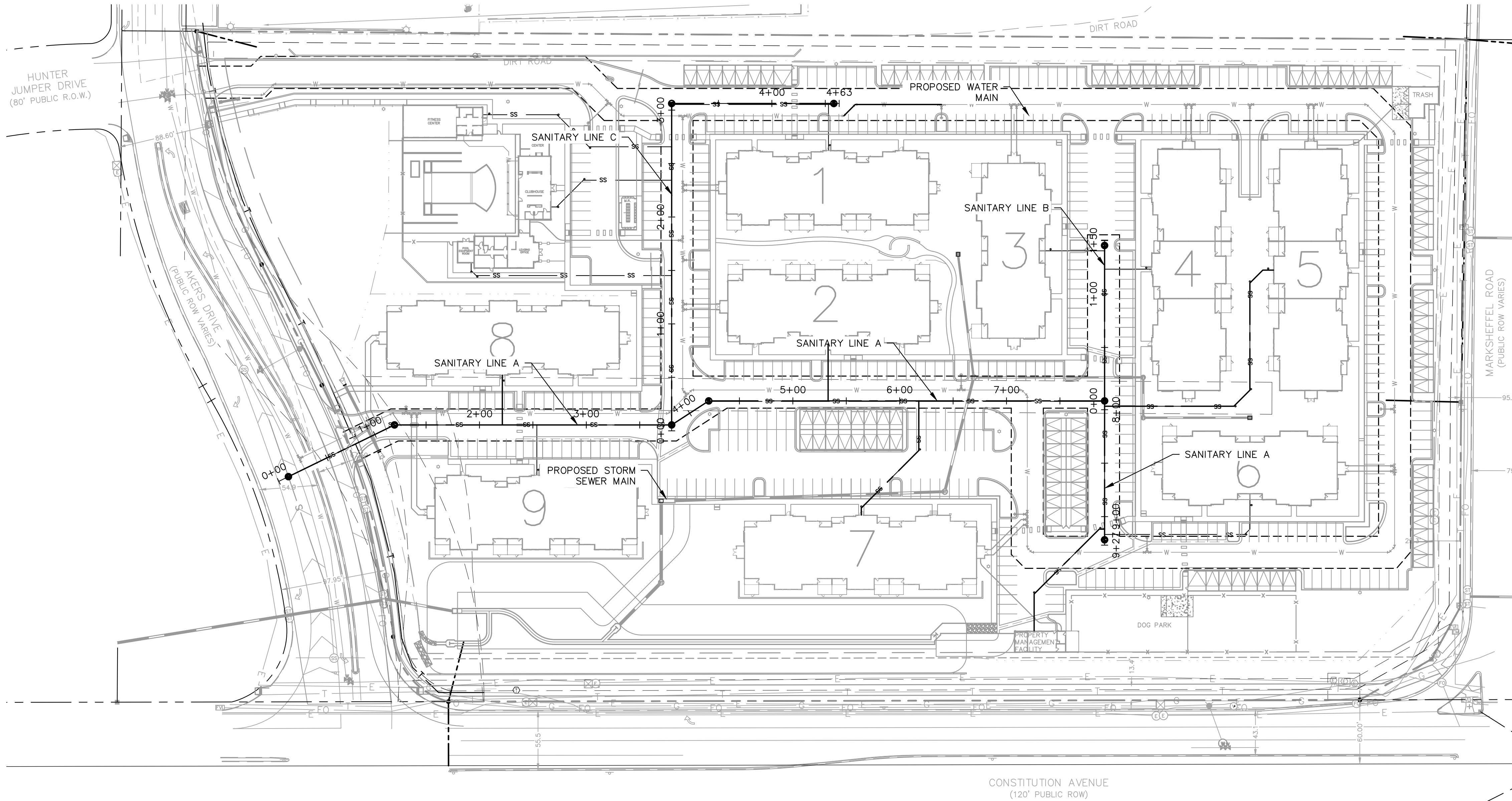
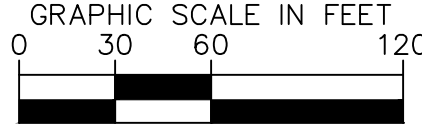
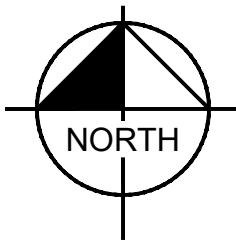
NO.	BY	DATE	REVISION
1	JAR	5/27	SDP RESUBMITTAL
			EUG
			APPR

LEGEND:

- PROPERTY LINE  
- - - - - EXISTING EASEMENT LINE  
- - - - - PROPOSED EASEMENT LINE  
— EXISTING SANITARY SEWER  
— PROPOSED SANITARY SEWER  
— LOT LINE  
Ⓢ SANITARY SEWER MANHOLE  
● EXISTING SANITARY MANHOLE  
Ⓢ PROPOSED STORM MANHOLE  
▬ PROPOSED STORM SEWER  
— PROPOSED WATER LINE  
⦿ PROPOSED FIRE HYDRANT  
□ PROPOSED STORM INLET

SANITARY SEWER NOTES

- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
- ALL SANITARY SEWER MANHOLES AND MAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL SERVICE LATERALS SHALL BE A MINIMUM OF 4" PVC AND PRIVATE UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SANITARY SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.
- SANITARY MAINS UNDER 1.04% SLOPE SHALL REQUIRE SELECT BEDDING PER CSU WASTEWATER LESS 5.11.D.3



KEY MAP  
NOT TO SCALE

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2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
OVERALL SANITARY PLAN

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PROJECT NO.  
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1	SDP RESUBMITTAL	JAR	5/27	EUG

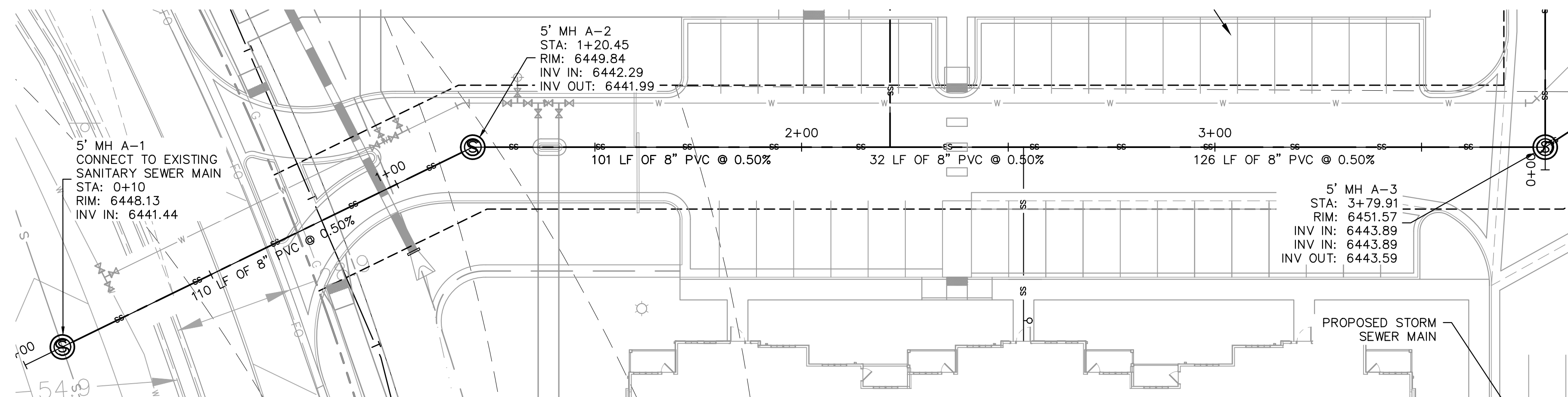
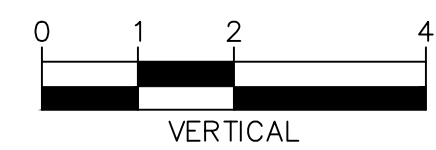
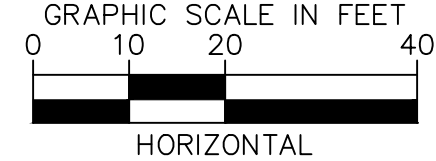
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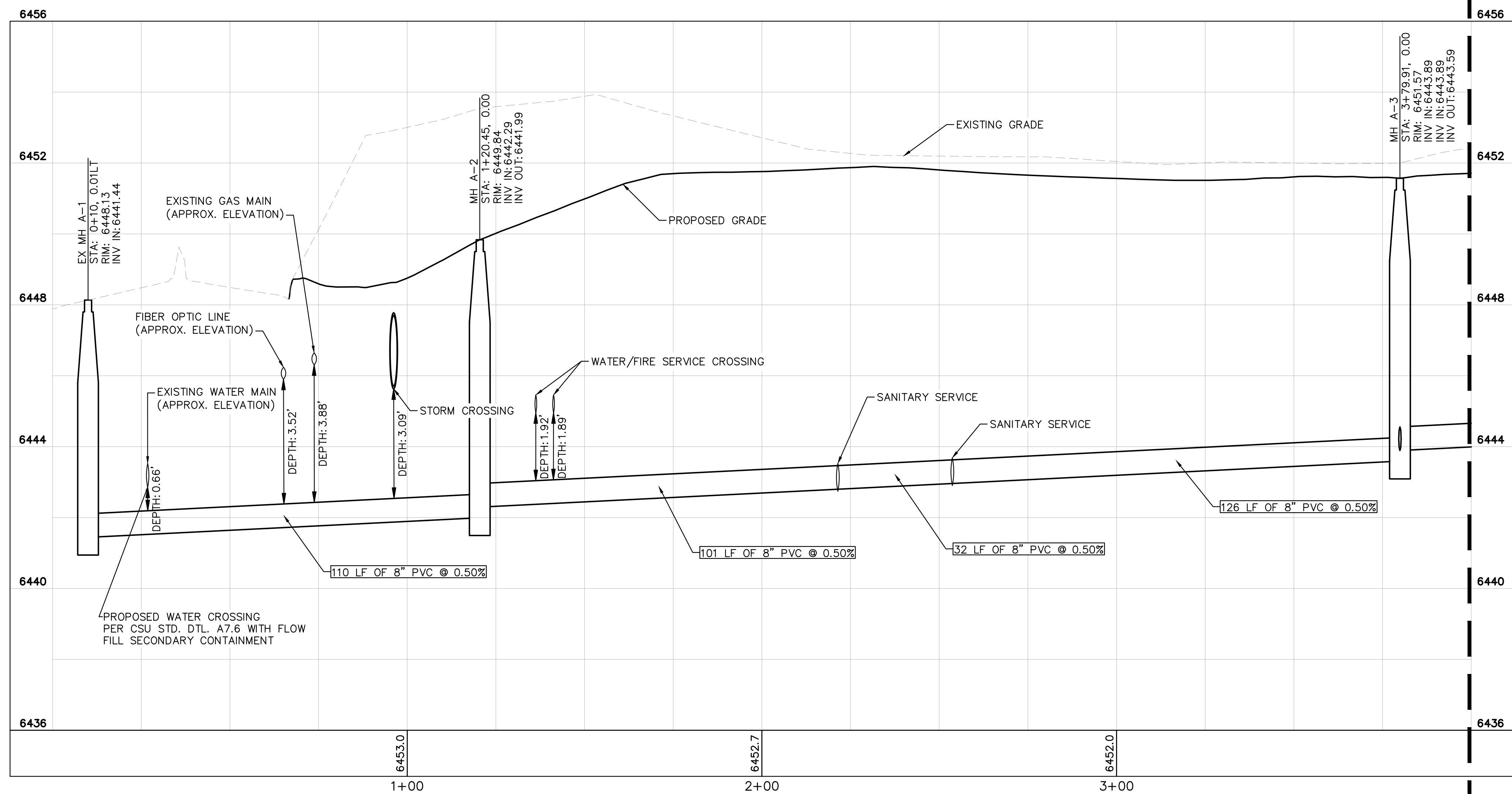
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- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- LOT LINE
- SANITARY SEWER MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET

#### SANITARY SEWER NOTES

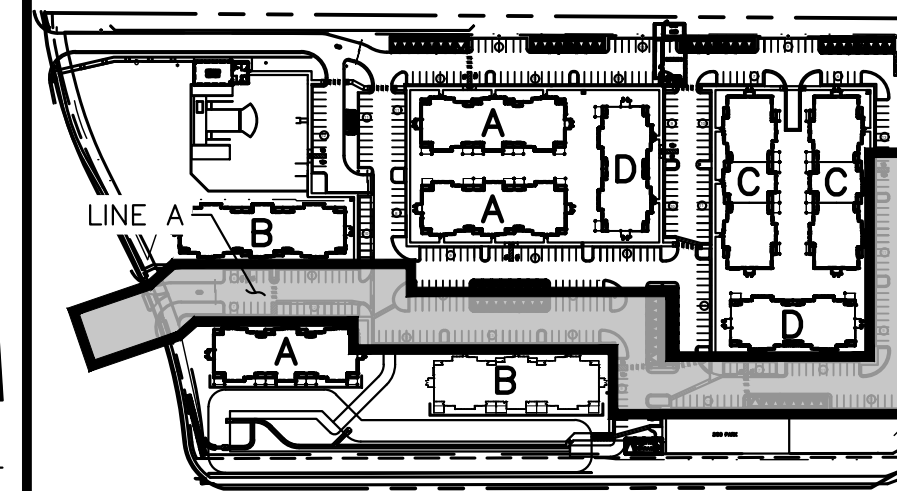
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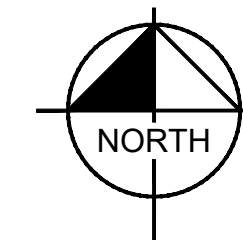
SANITARY SEWER LINE A STA 0+00-4+00 PLAN VIEW



SANITARY SEWER LINE A STA 0+00-4+00 PROFILE VIEW



KEY MAP  
NOT TO SCALE



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE A

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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET  
C 614

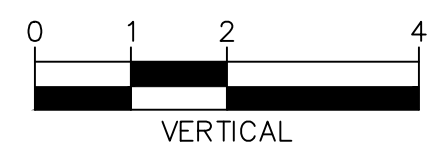
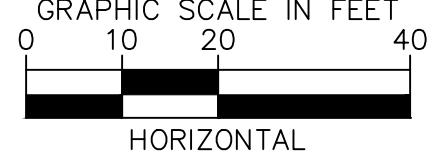
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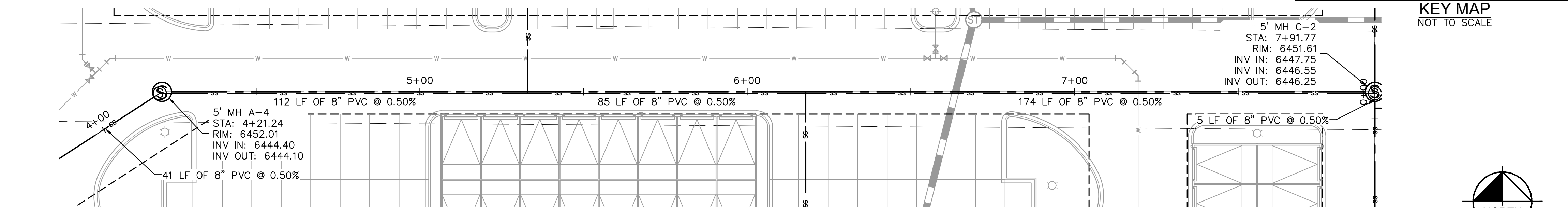
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- - - - - EXISTING EASEMENT LINE  
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— EXISTING SANITARY SEWER  
— PROPOSED SANITARY SEWER  
— LOT LINE  
Ⓢ SANITARY SEWER MANHOLE  
● EXISTING SANITARY MANHOLE  
Ⓢ PROPOSED STORM MANHOLE  
▬ PROPOSED STORM SEWER  
— PROPOSED WATER LINE  
⦿ PROPOSED FIRE HYDRANT  
□ PROPOSED STORM INLET

SANITARY SEWER NOTES

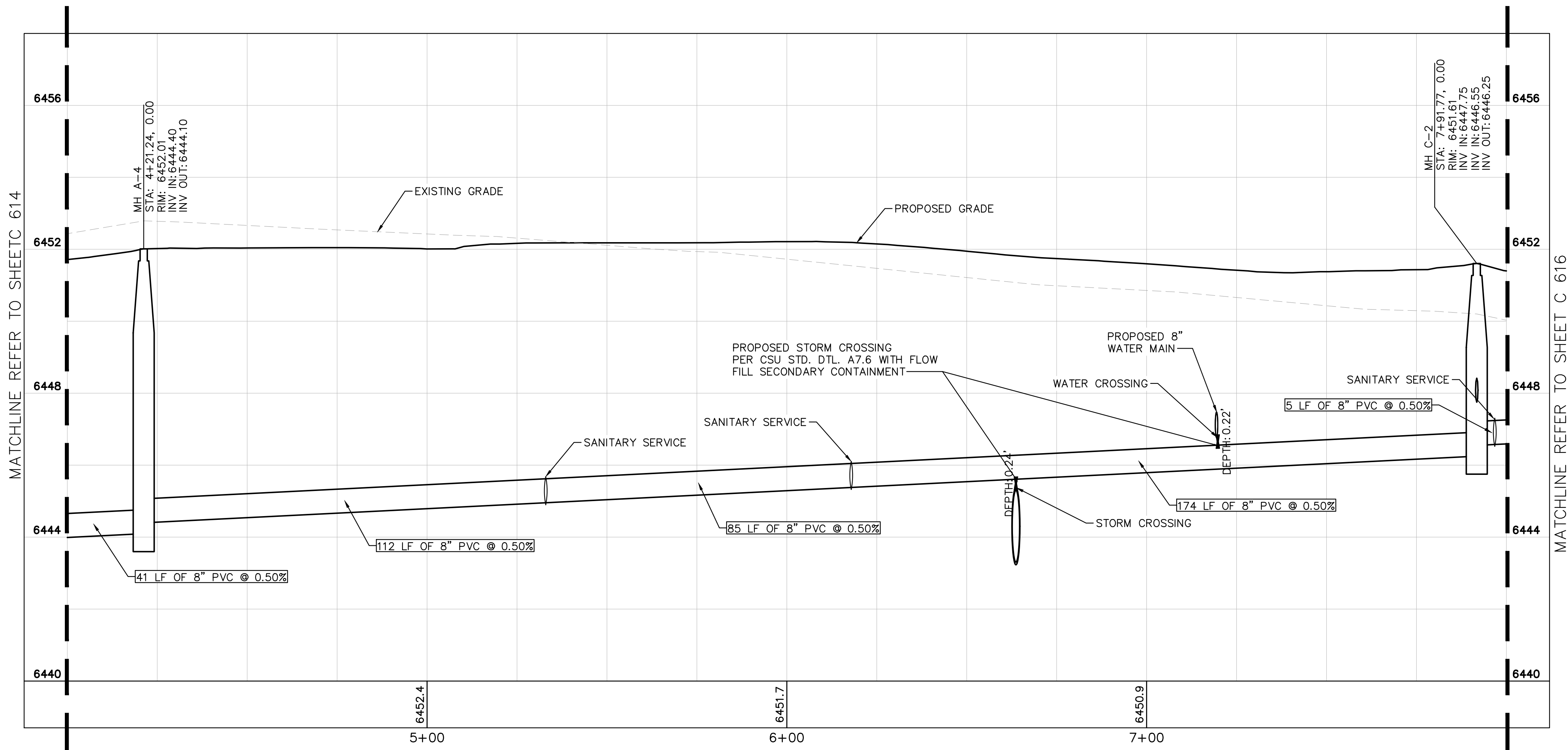
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SANITARY SEWER LINE A STA 4+00-8+00 PLAN VIEW



SANITARY SEWER LINE A STA 4+00-8+00 PROFILE VIEW

NO.	REVISION	BY	DATE	APP.
1	SDP RESUBMITTAL	JAR	5/27	EJG

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2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG  
DRAWN BY: JAR  
CHECKED BY: EJG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE A

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Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET

C 615

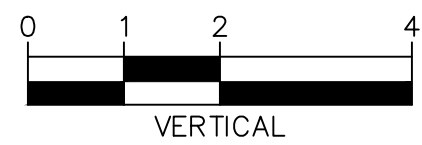
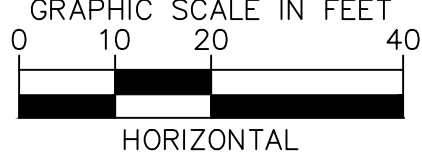
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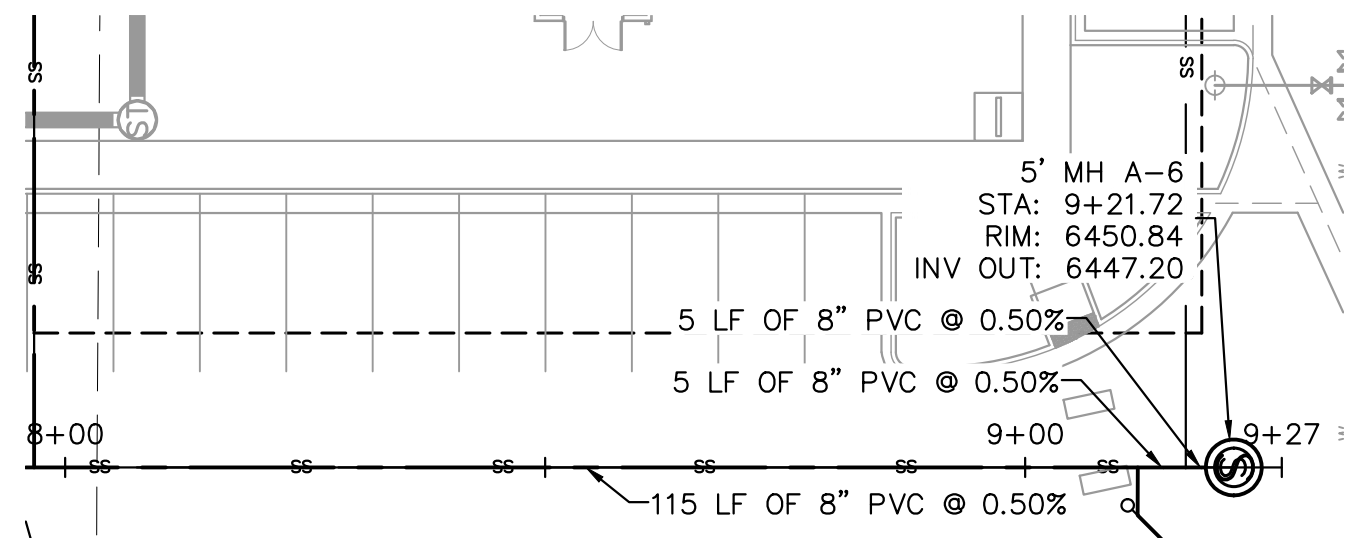
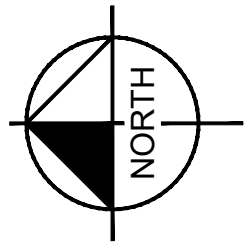
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- - - - - PROPOSED EASEMENT LINE  
— EXISTING SANITARY SEWER  
— PROPOSED SANITARY SEWER  
— LOT LINE  
Ⓢ SANITARY SEWER MANHOLE  
● EXISTING SANITARY MANHOLE  
Ⓢ PROPOSED STORM MANHOLE  
▬ PROPOSED STORM SEWER  
— PROPOSED WATER LINE  
⦿ PROPOSED FIRE HYDRANT  
□ PROPOSED STORM INLET

SANITARY SEWER NOTES

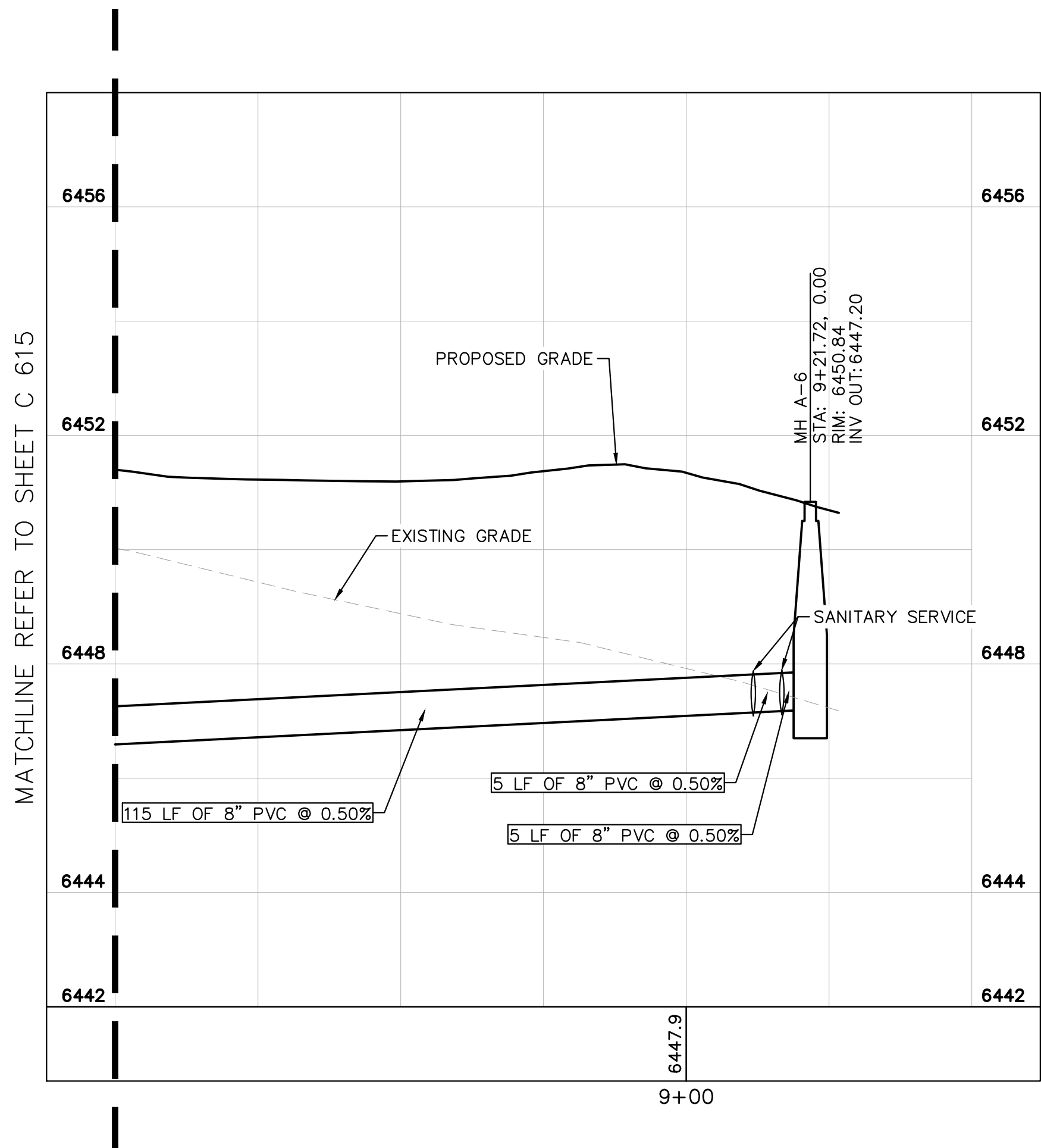
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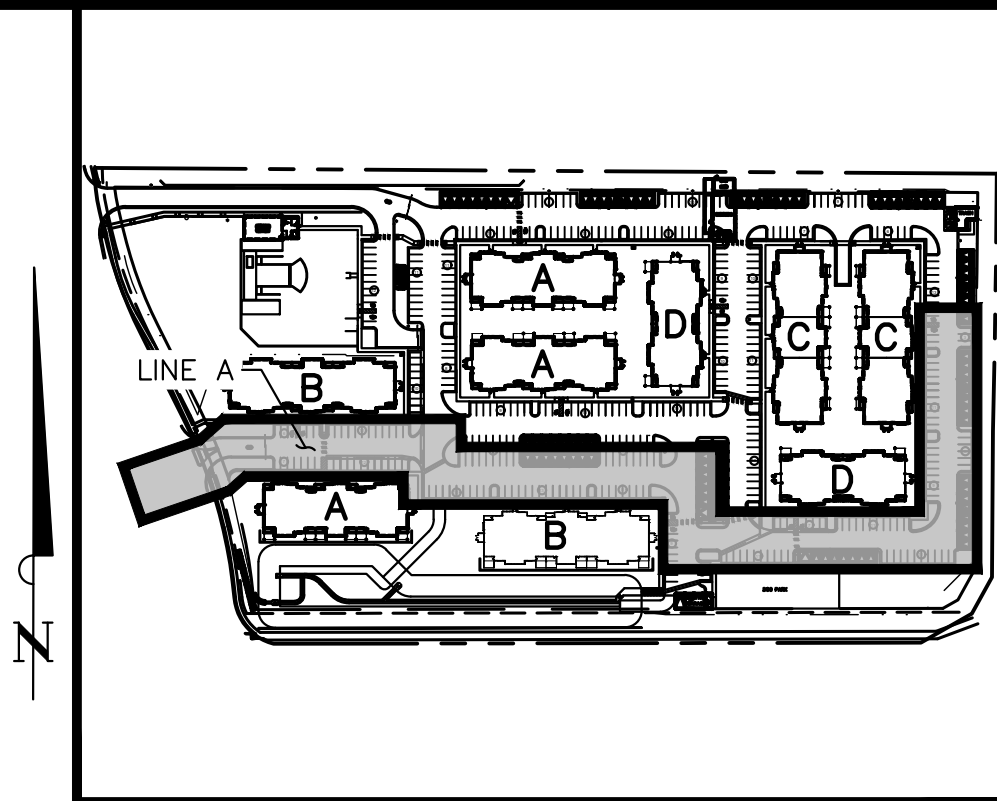
Know what's below.  
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SANITARY SEWER LINE A STA 8+00-9+27 PLAN VIEW



SANITARY SEWER LINE A STA 8+00-12+00 PROFILE VIEW



KEY MAP  
NOT TO SCALE

**Kimley»Horn**

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2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE A

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Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET  
C 616

NO.	REVISION	BY	DATE	APPR.
1	SDP RESUBMITTAL	JAR	5/27	EUG

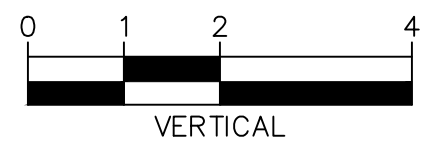
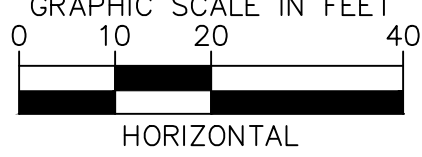
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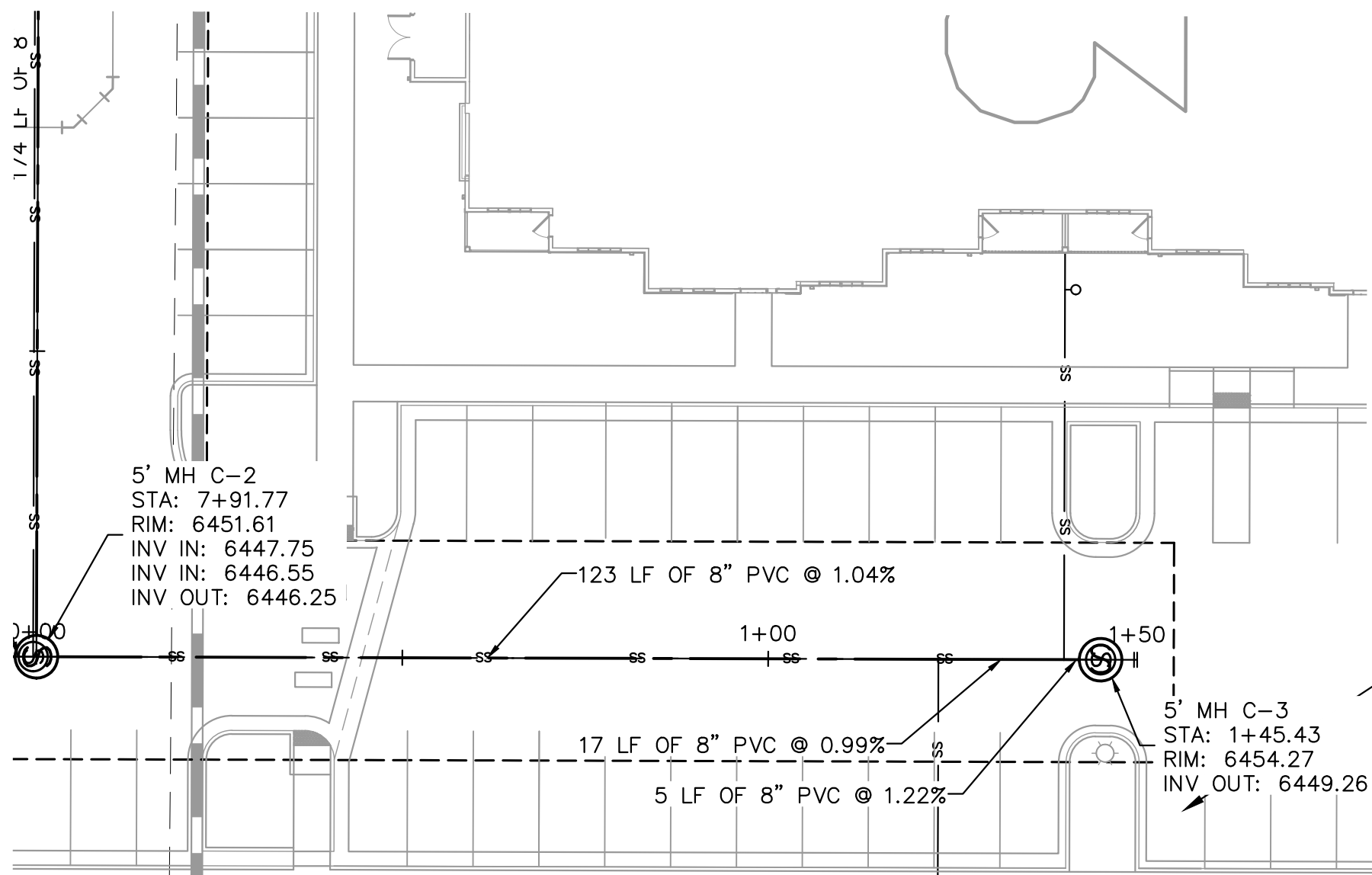
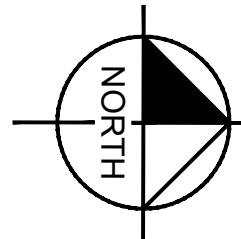
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- - - - - EXISTING EASEMENT LINE  
- - - - - PROPOSED EASEMENT LINE  
— EXISTING SANITARY SEWER  
— PROPOSED SANITARY SEWER  
— LOT LINE  
Ⓢ SANITARY SEWER MANHOLE  
● EXISTING SANITARY MANHOLE  
Ⓢ PROPOSED STORM MANHOLE  
▬ PROPOSED STORM SEWER  
— PROPOSED WATER LINE  
⦿ PROPOSED FIRE HYDRANT  
□ PROPOSED STORM INLET

SANITARY SEWER NOTES

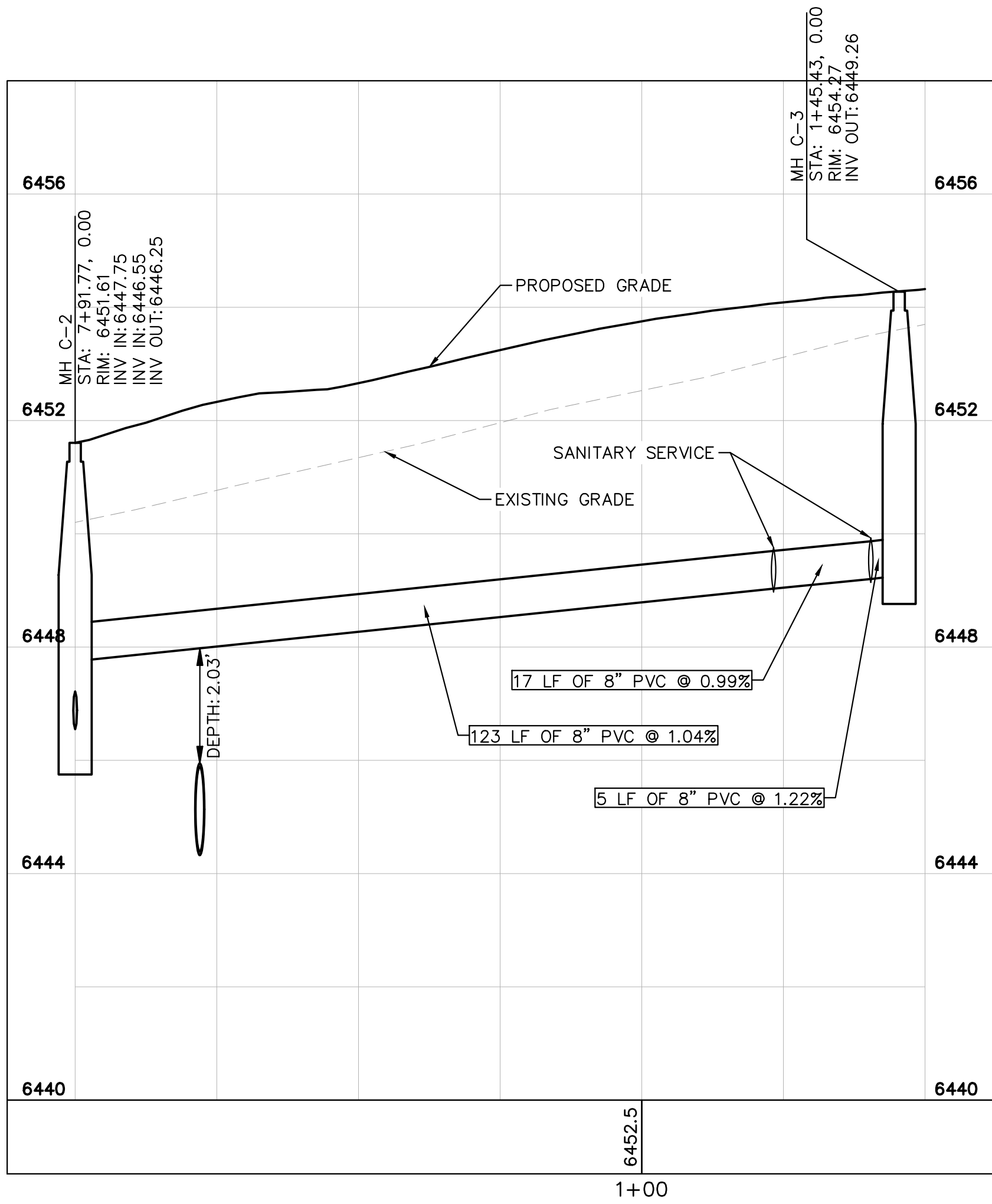
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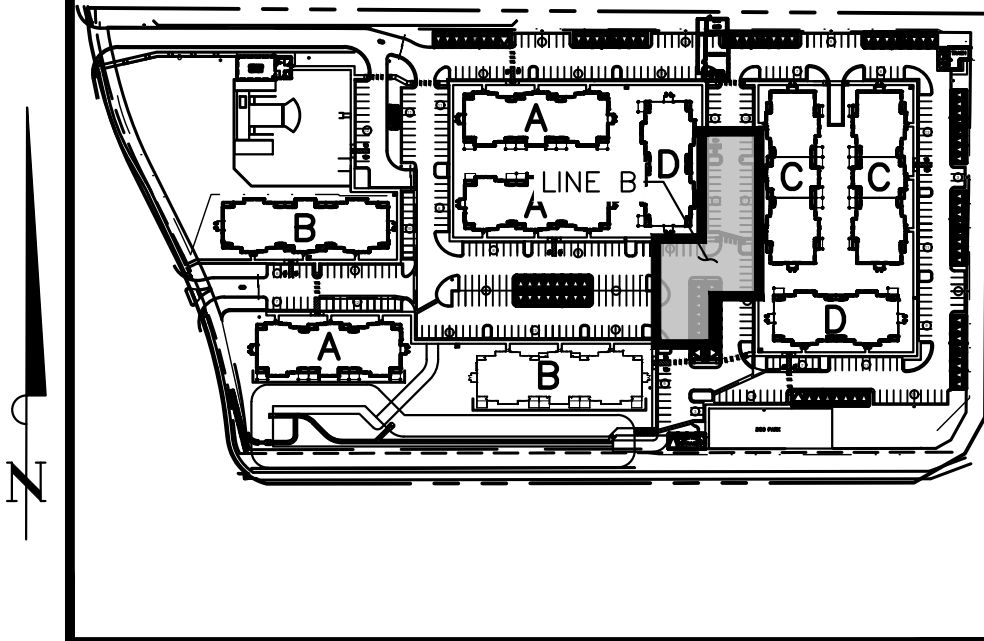
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SANITARY SEWER LINE B STA 0+00-1+50 PLAN VIEW



SANITARY SEWER LINE B STA 0+00-1+50 PROFILE VIEW



KEY MAP  
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NO.	REVISION	BY	DATE	EJG
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**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG  
DRAWN BY: JAR  
CHECKED BY: EJG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE B

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**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

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C 617

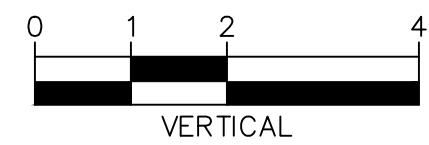
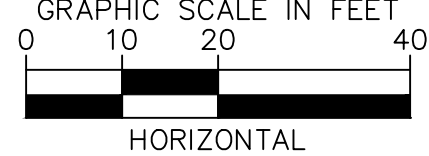
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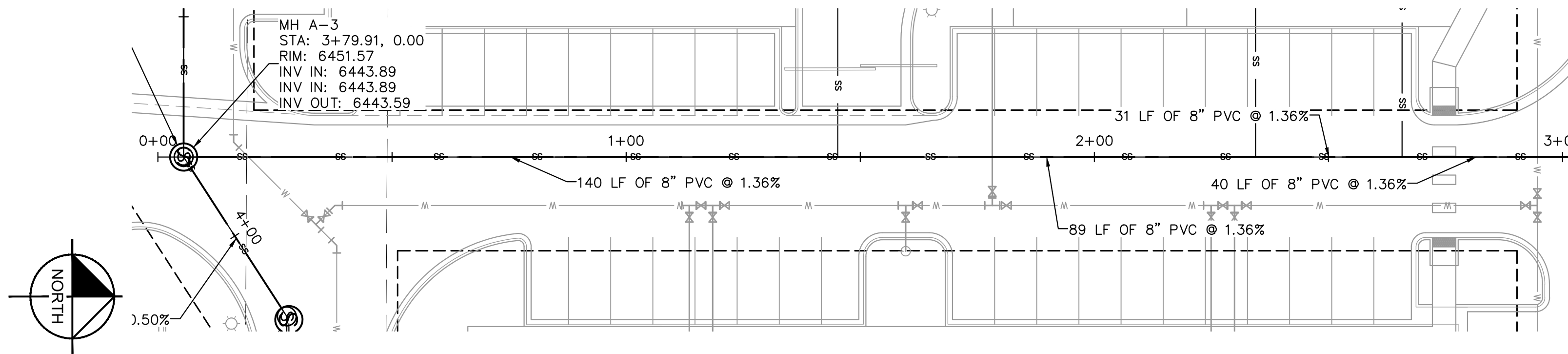
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- - - - - EXISTING EASEMENT LINE  
- - - - - PROPOSED EASEMENT LINE  
— EXISTING SANITARY SEWER  
— PROPOSED SANITARY SEWER  
— LOT LINE  
⊙ SANITARY SEWER MANHOLE  
● EXISTING SANITARY MANHOLE  
⊙ ST PROPOSED STORM MANHOLE  
▬ PROPOSED STORM SEWER  
— PROPOSED WATER LINE  
⦿ PROPOSED FIRE HYDRANT  
□ PROPOSED STORM INLET

SANITARY SEWER NOTES

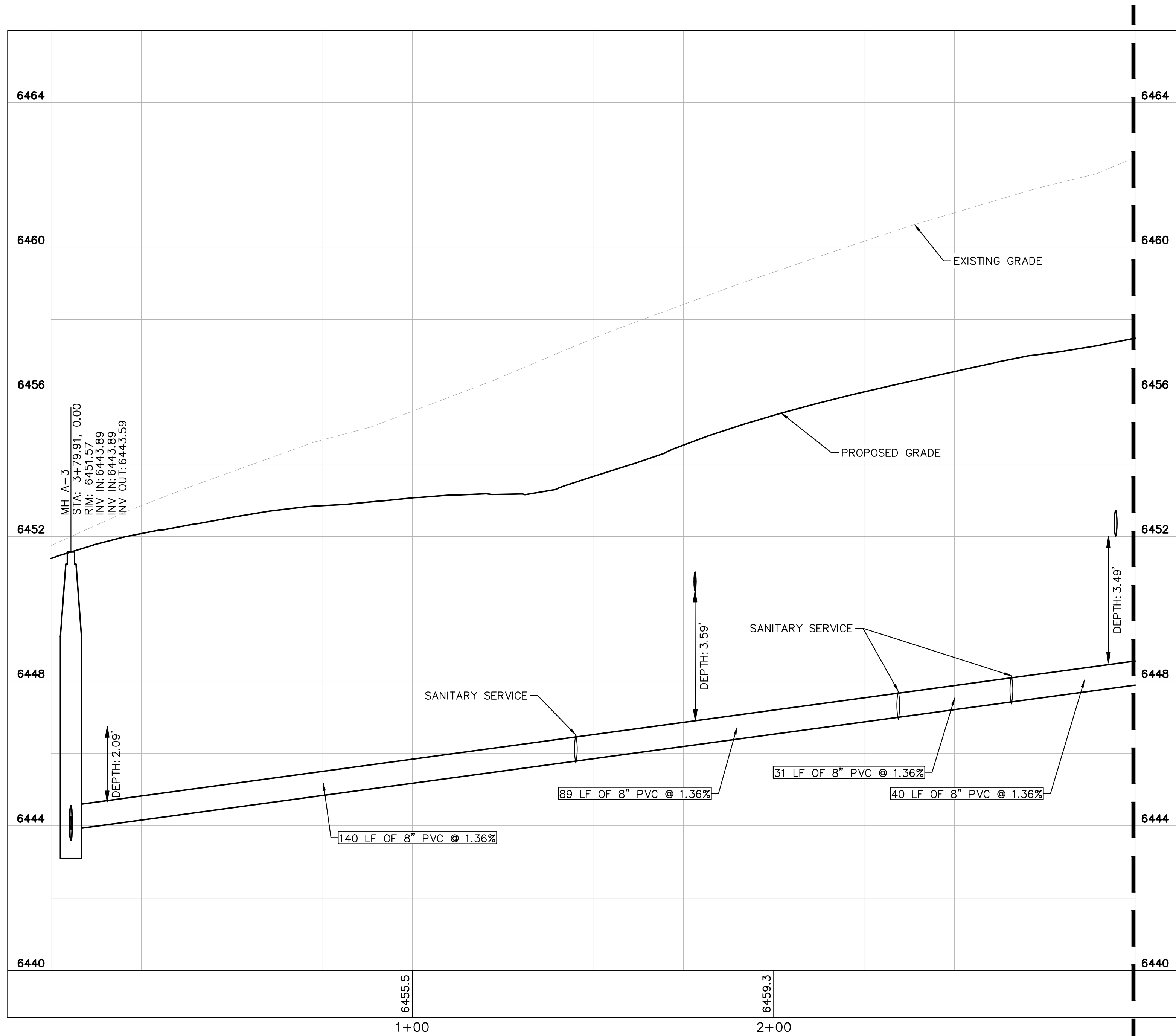
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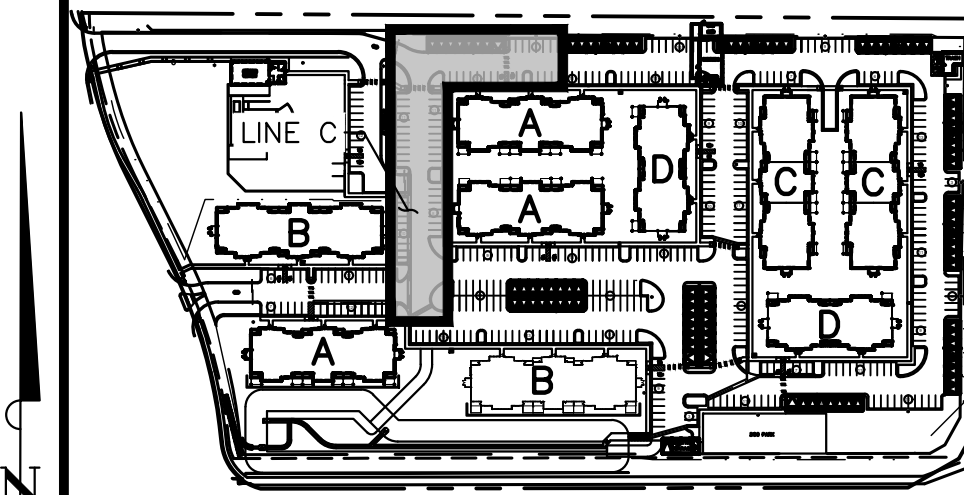
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SANITARY SEWER LINE C STA 0+00-3+00 PLAN VIEW



SANITARY SEWER LINE C STA 0+00-3+00 PROFILE VIEW



KEY MAP  
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**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

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UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE C

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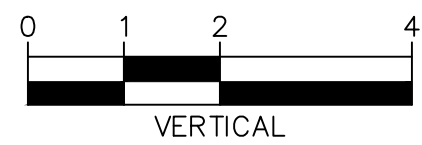
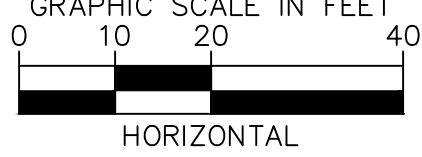
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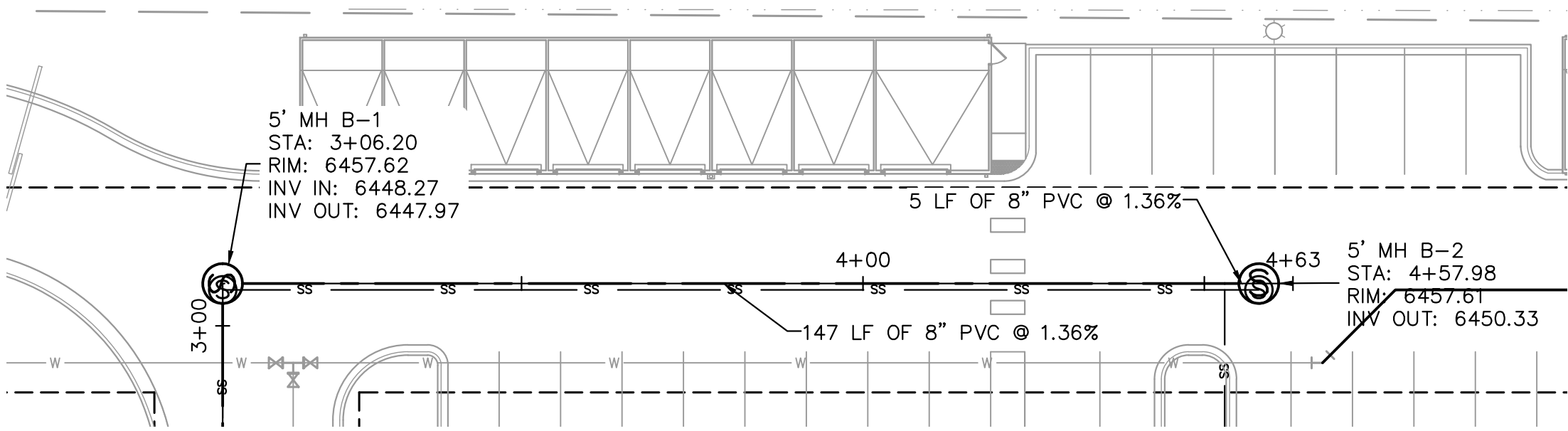
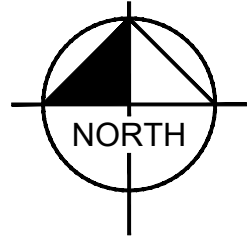
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— PROPOSED SANITARY SEWER  
— LOT LINE
- Ⓢ SANITARY SEWER MANHOLE  
● EXISTING SANITARY MANHOLE  
ⓈT PROPOSED STORM MANHOLE
- ▬ PROPOSED STORM SEWER  
— PROPOSED WATER LINE
- ⦿ PROPOSED FIRE HYDRANT  
□ PROPOSED STORM INLET

SANITARY SEWER NOTES

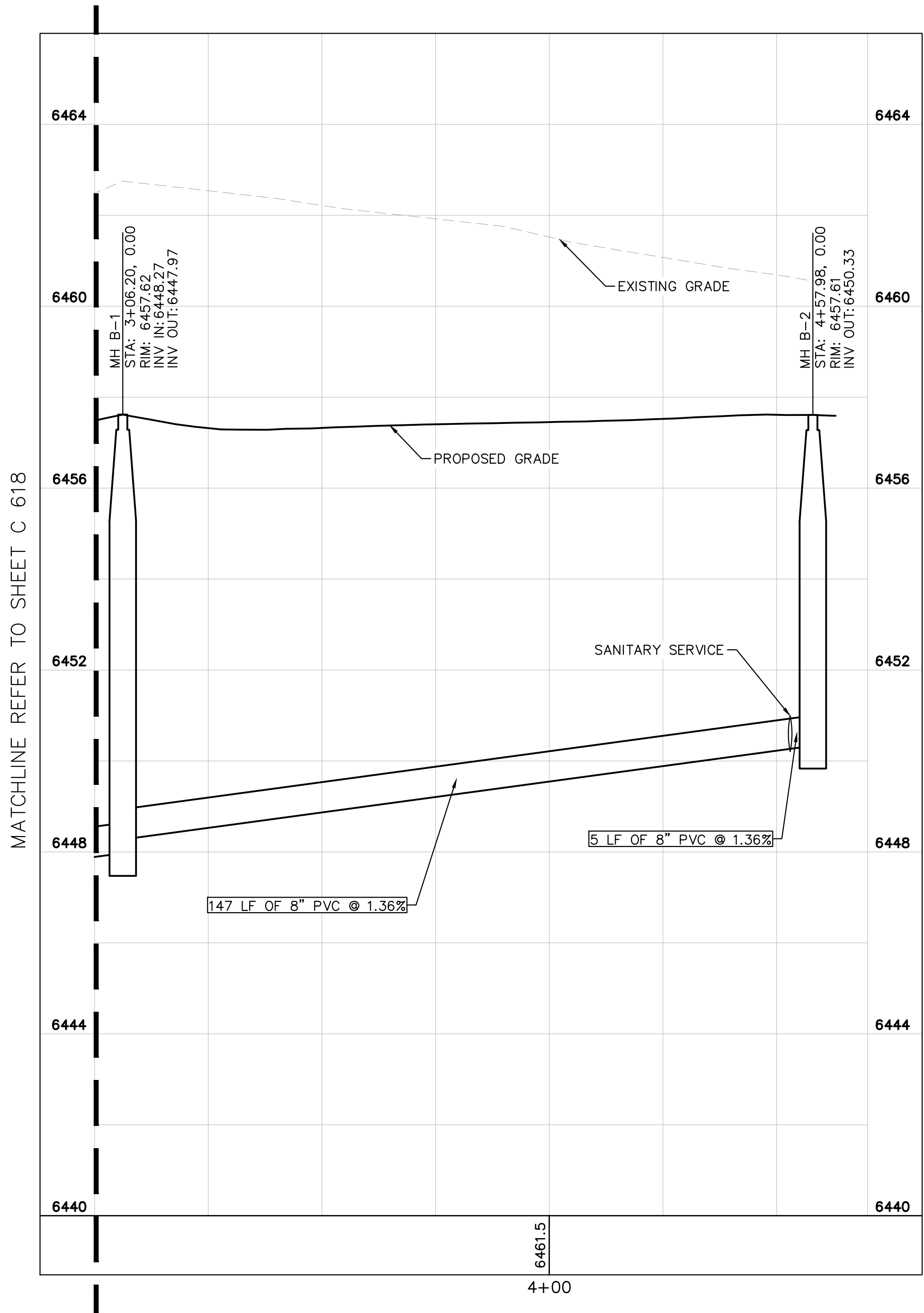
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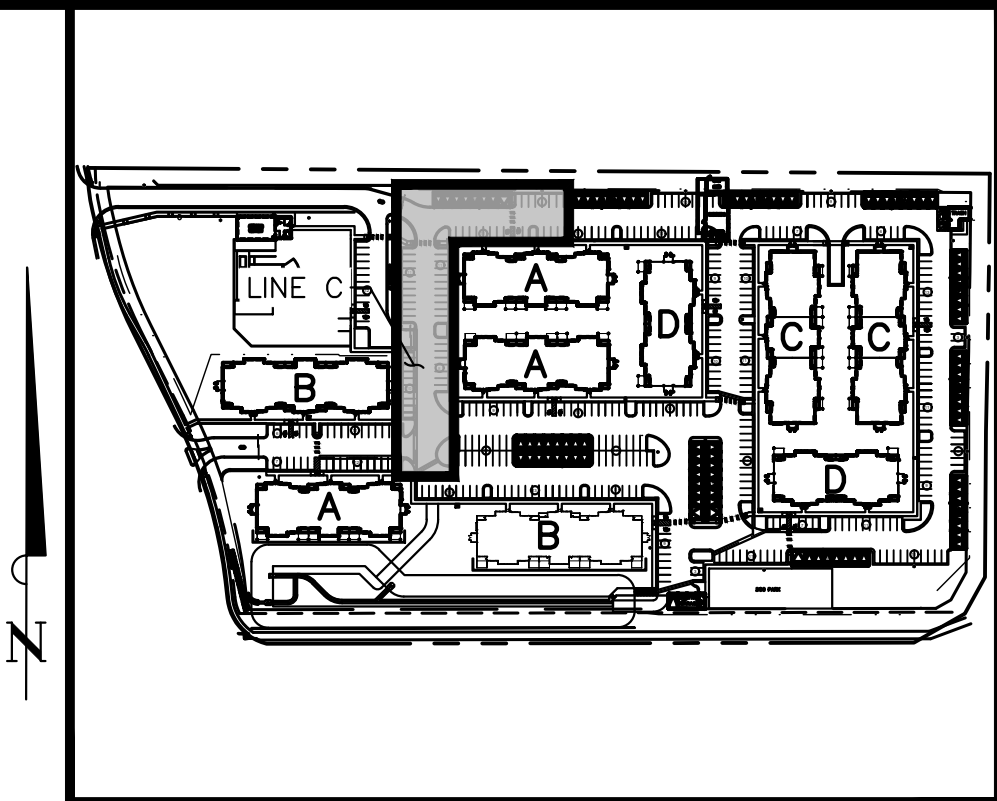
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SANITARY SEWER LINE C STA 3+00-4+70 PLAN VIEW



SANITARY SEWER LINE C STA 3+00-4+70 PROFILE VIEW



KEY MAP  
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**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
SAN. SEWER PLAN & PROFILE LINE C

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Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET  
C 619

NO.	REVISION	BY	DATE	EJG	APPR.
1	SDP RESUBMITTAL	JAR	5/27		

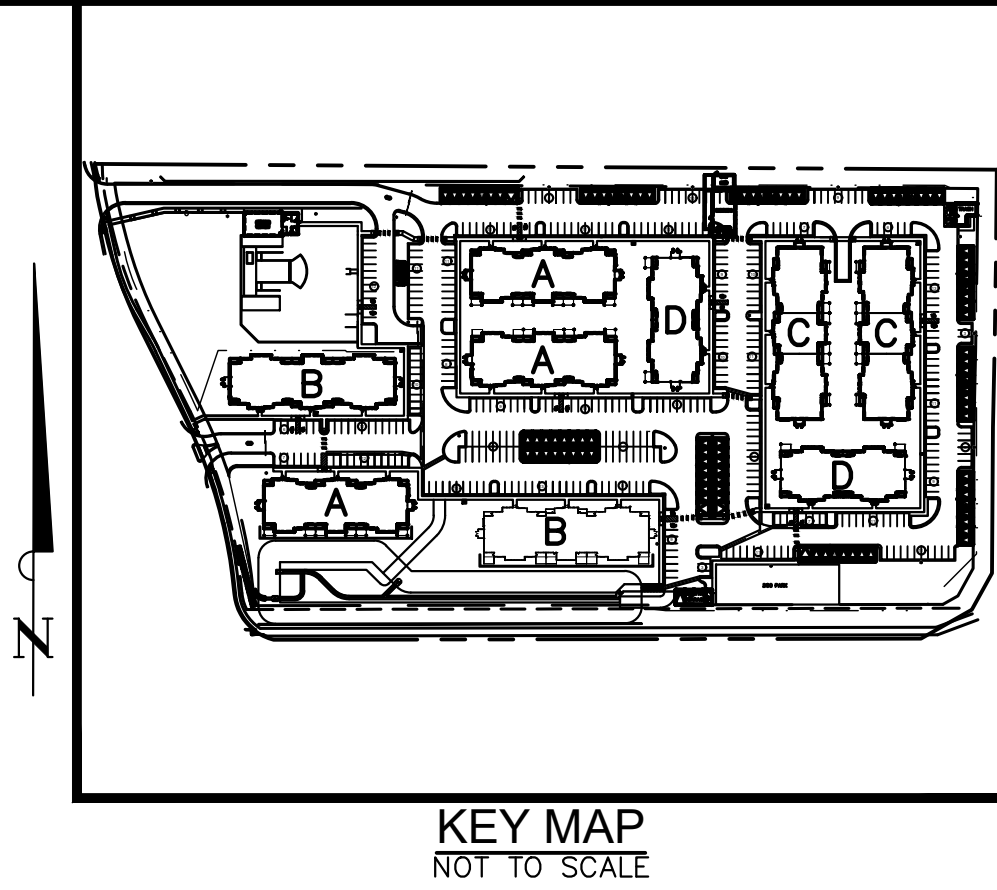
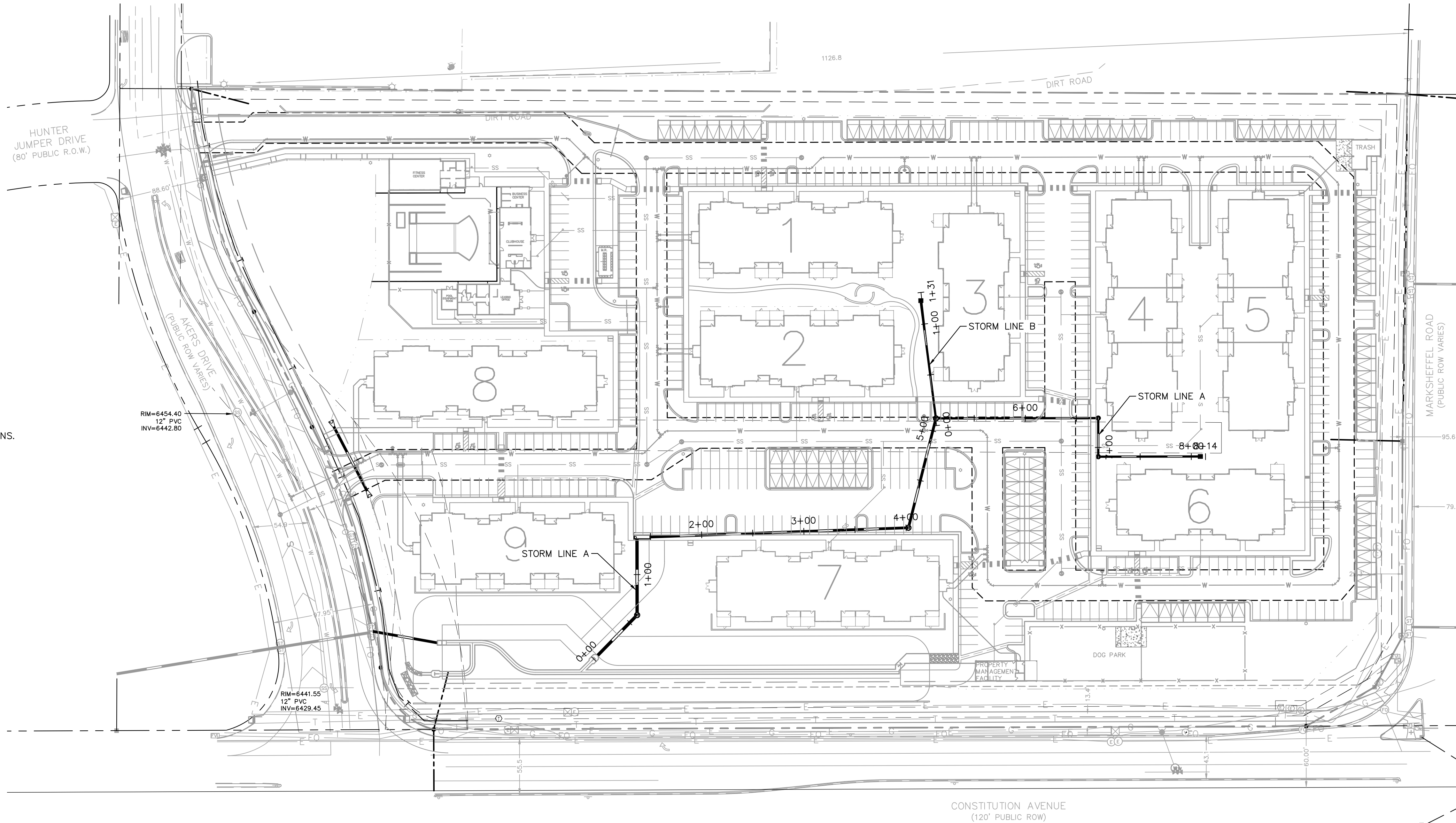
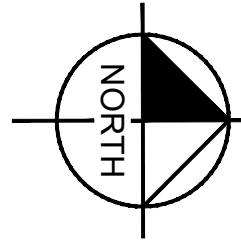
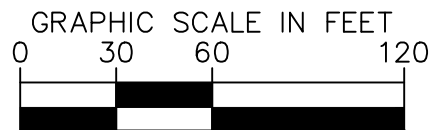
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LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

- MANHOLE RIM ELEVATIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL INSTALL MANHOLES IN ACCORDANCE WITH APPLICABLE DETAILS BASED UPON FINAL FINISH GRADING AT MANHOLE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS TO ACCOMMODATE DEVIATIONS IN SITE GRADING AT NO COST TO THE OWNER.
- CONTRACTOR SHALL MODIFY STANDARD INLET STRUCTURE DIMENSIONS AND STRUCTURAL COMPONENTS TO ACCOMMODATE ASSOCIATED ENTRY AND OUTLET PIPES.
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- ALL CURB INLET STATIONS ARE BASED ON THE MIDPOINT OF THE CURB INLET AT THE FLOWLINE.
- ALL CURB INLET TOC ELEVATIONS AND STATIONING ARE BASED ON THE MIDPOINT OF THE CURB INLET AT FLOWLINE.
- ALL STORM SEWER PIPE 12" AND GREATER SHALL BE HDPE UNLESS OTHERWISE NOTED.
- ALL PRIVATE LANDSCAPE DRAINS SHALL BE NYLOPLAST TYPE OR APPROVED EQUIVALENT. RE: UTILITY DETAILS FOR NYLOPLAST DETAILED DRAWINGS.
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING STORM SEWER AT ALL CONNECTION POINTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO MODIFY EXISTING MANHOLE RIM ELEVATIONS TO MATCH PROPOSED FINISH GRADE AS NECESSARY.



DESIGNED BY: EUG		DRAWN BY: JAR		CHECKED BY: EUG		DATE: 5/27/21	
UPLAND FLATS BY WATERMARK		EL PASO COUNTY, COLORADO		UTILITY AND WATER SERVICE PLANS		OVERALL STORM PLAN	
PRELIMINARY		FOR REVIEW ONLY		NOT FOR CONSTRUCTION		Kimley»Horn	
PROJECT NO.		096302009		SHEET		C 620	
Kimley»Horn and Associates, Inc.		2021 KIMLEY-HORN AND ASSOCIATES, INC.		2 North Nevada Avenue Suite 300		Colorado Springs, Colorado 80903 (719) 453-0180	
SDP RESUBMITTAL		NO.		1		DATE	
BY		JAR		5/27		EUG	
REVISION		DATE		DATE		APPR	

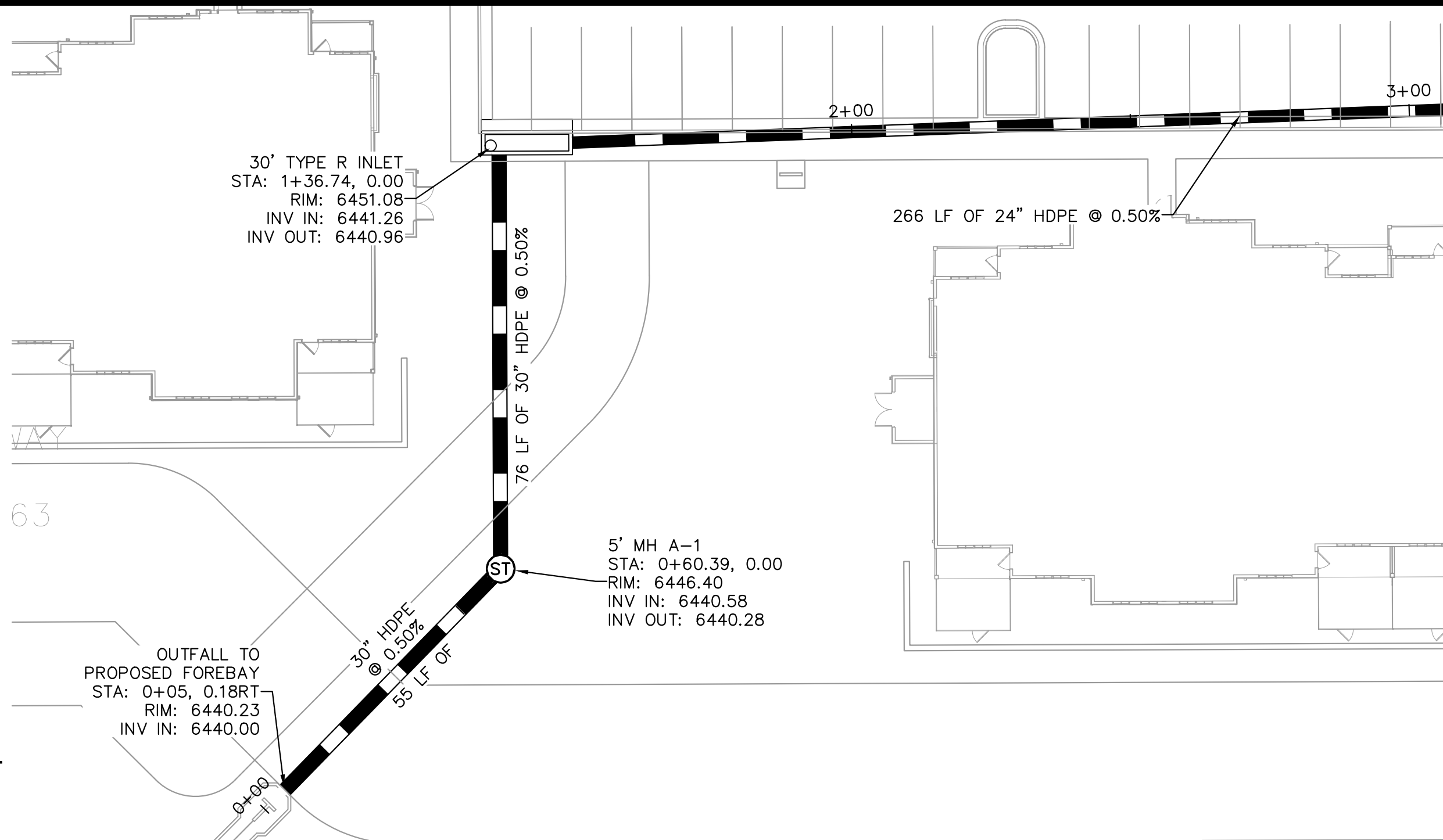
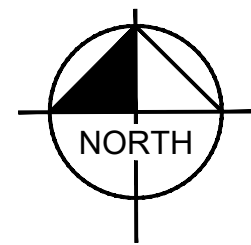
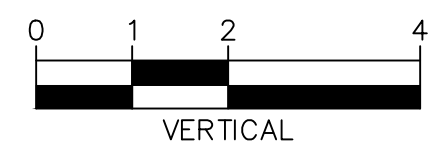
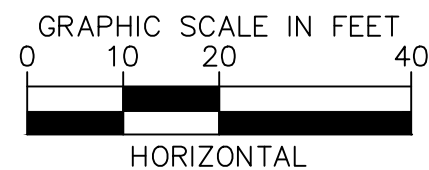
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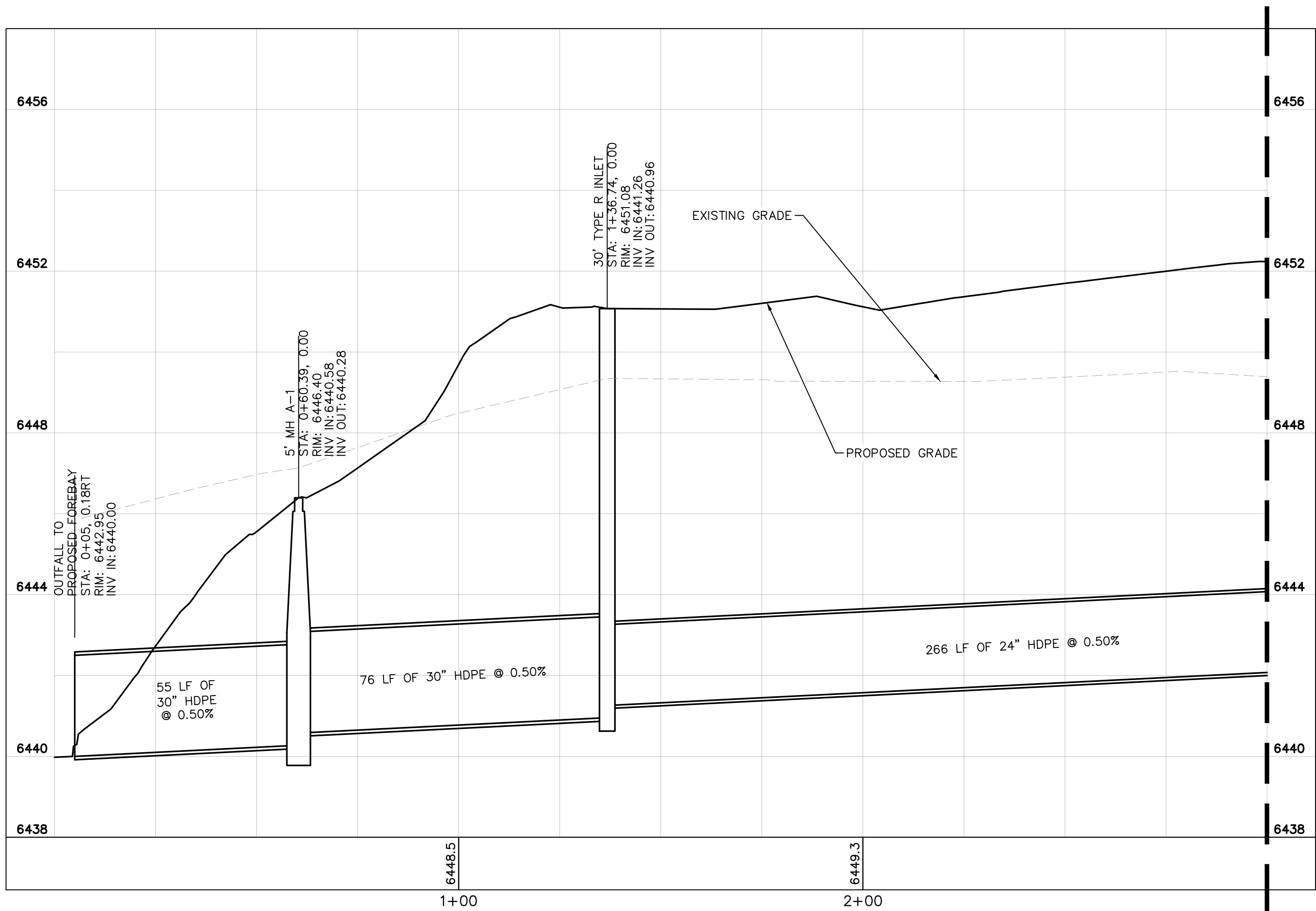
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- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
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- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

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STORM SEWER LINE A STA 0+00-3+00 PLAN VIEW



STORM SEWER LINE A STA 0+00-3+00 PROFILE VIEW

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
STORM SEWER PLAN & PROFILE LINE A

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
Kimley»Horn  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009  
SHEET  
C 621

Kimley»Horn  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

NO.	REVISION	DATE	BY	DATE	APPR
1	SDP RESUBMITTAL	JAR	5/27	EUG	

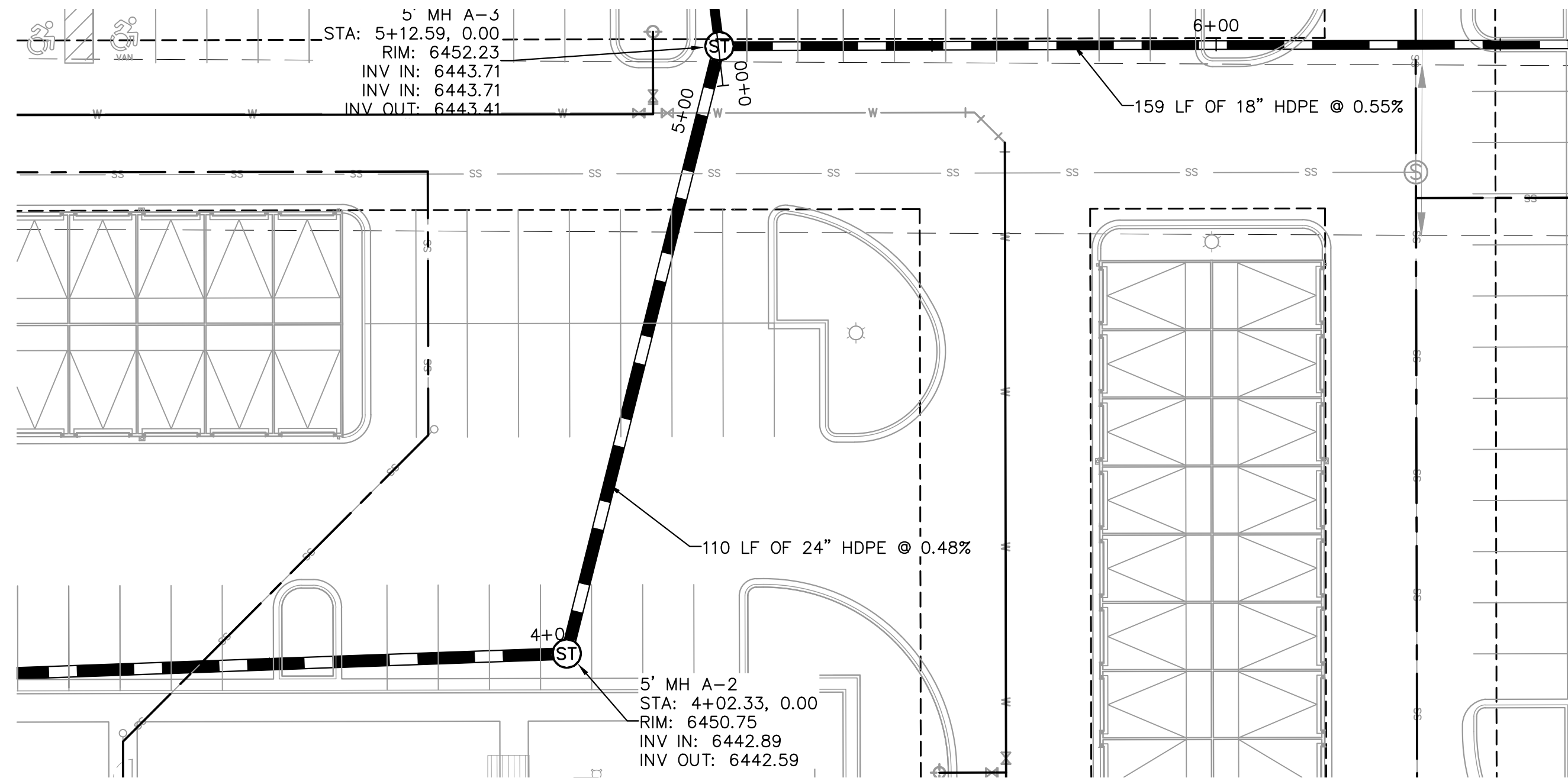
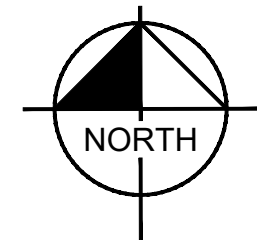
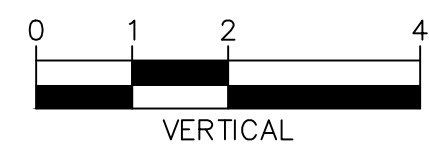
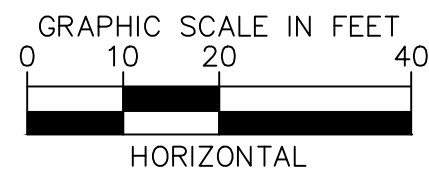
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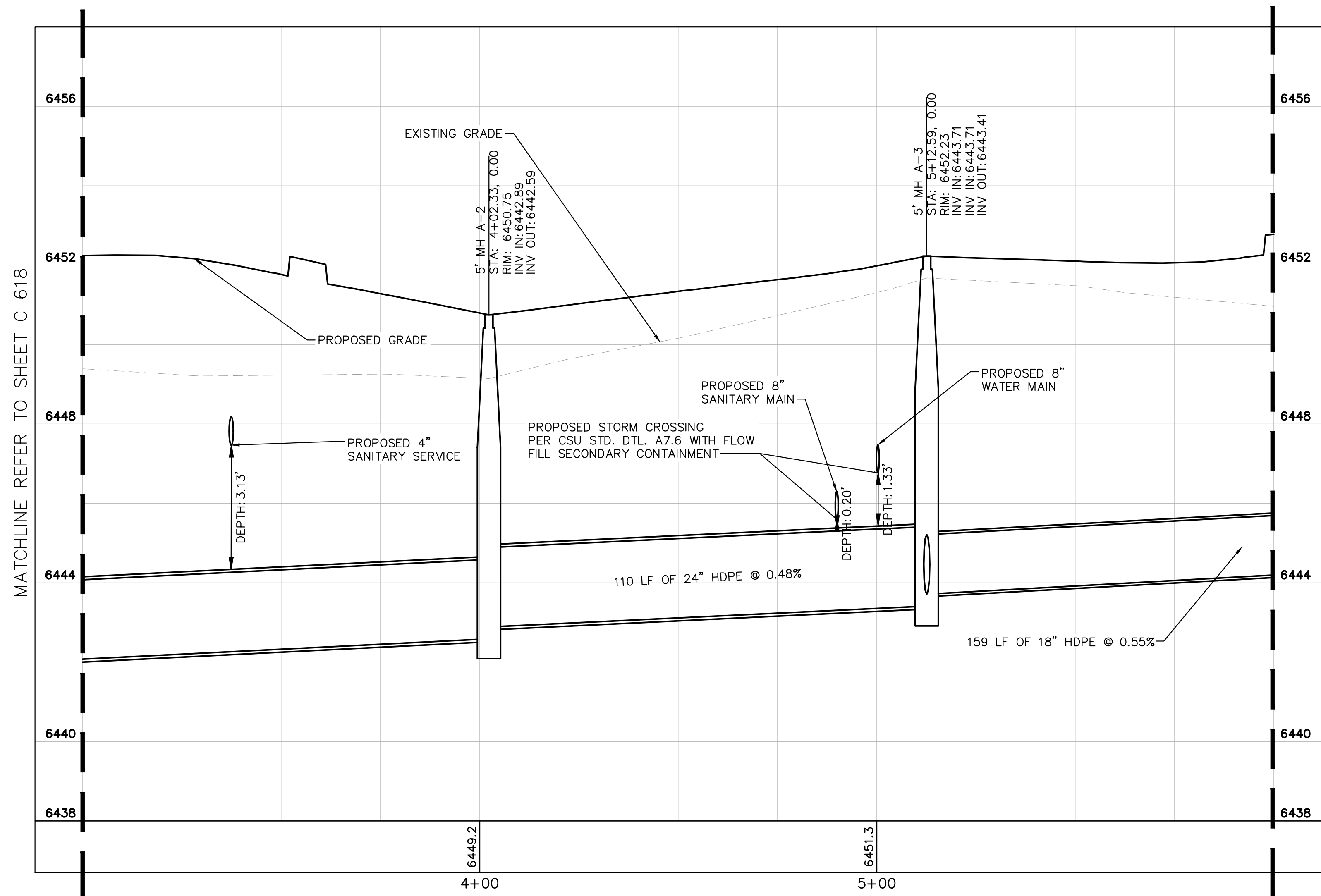
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- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
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- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED CURB INLET
- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

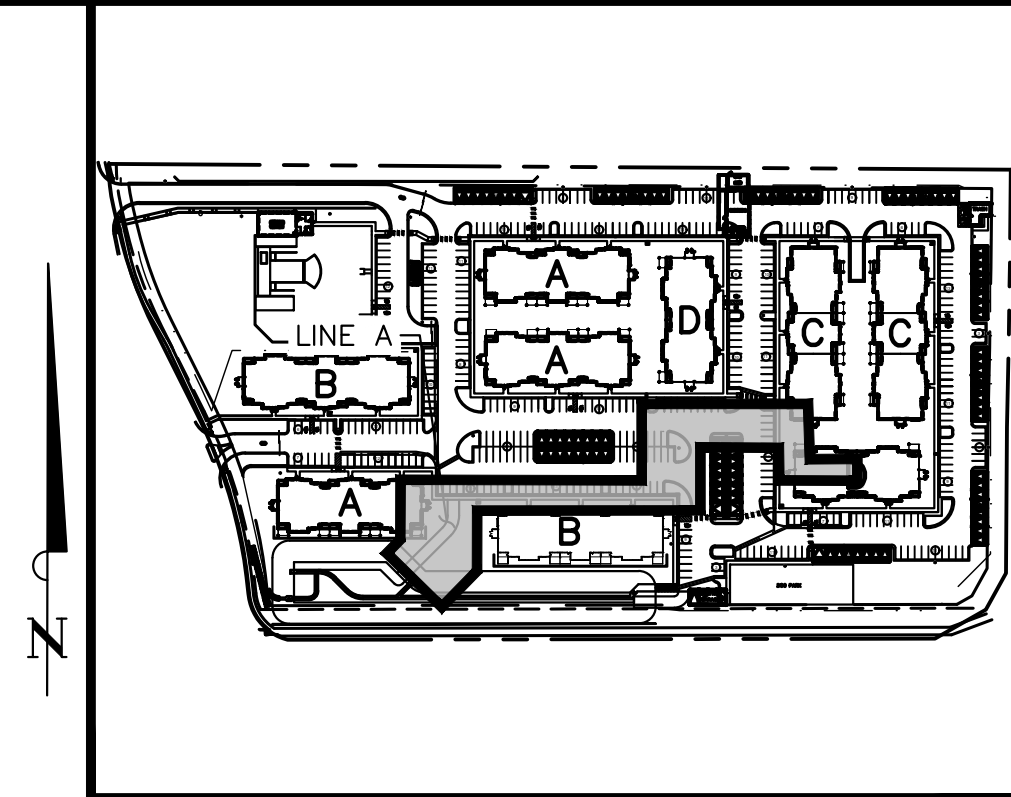
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STORM SEWER LINE A STA 3+00-6+00 PLAN VIEW



STORM SEWER LINE A STA 3+00-6+00 PROFILE VIEW



KEY MAP NOT TO SCALE

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
STORM PLAN AND PROFILE LINE A

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET  
C 622

NO.	REVISION	DATE	BY	DATE	APP.
1	SDP RESUBMITTAL	5/27	JAR	5/27	EUG

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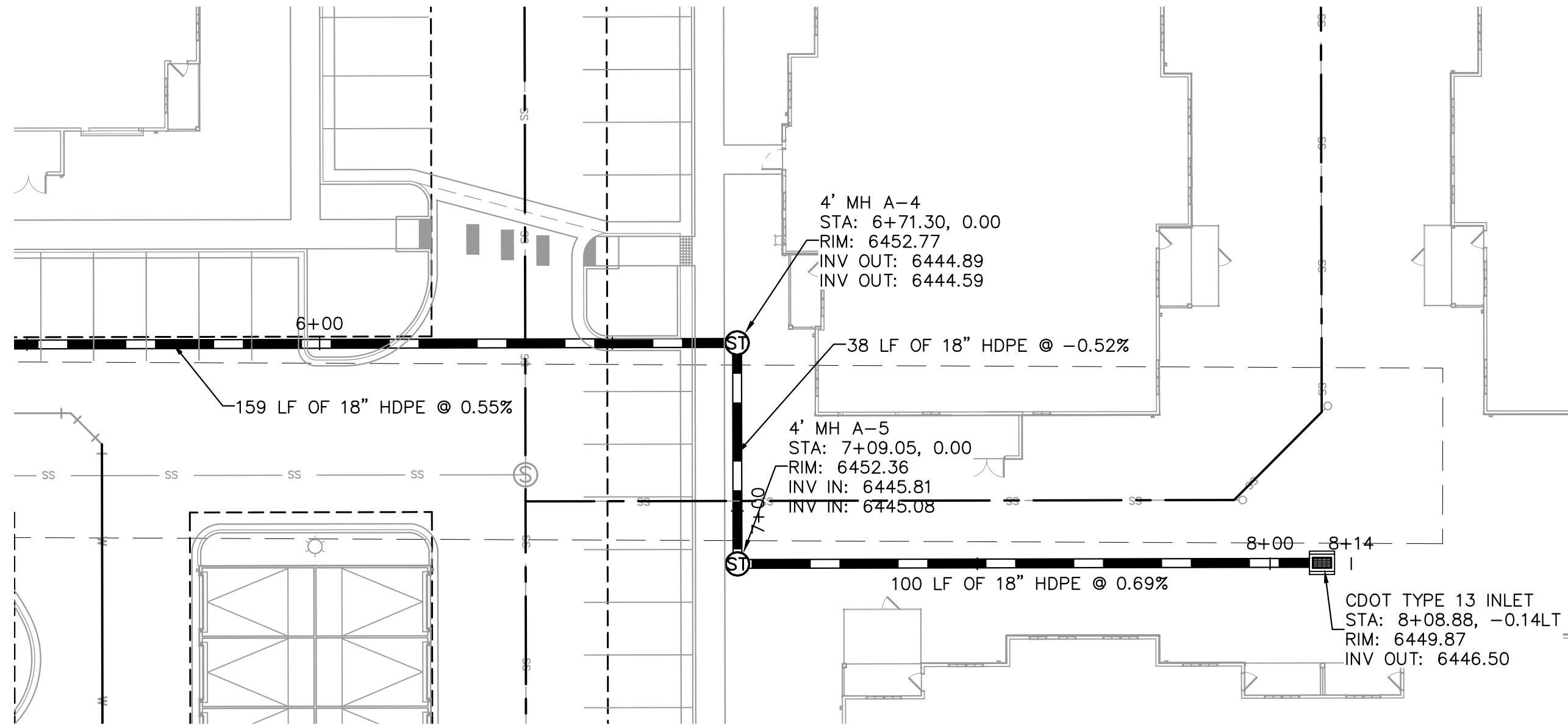
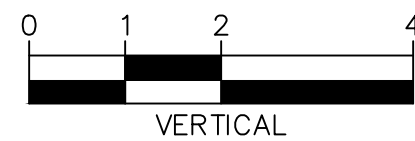
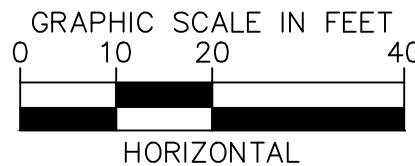
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- EXISTING STORM SEWER
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- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

STORM SEWER NOTES

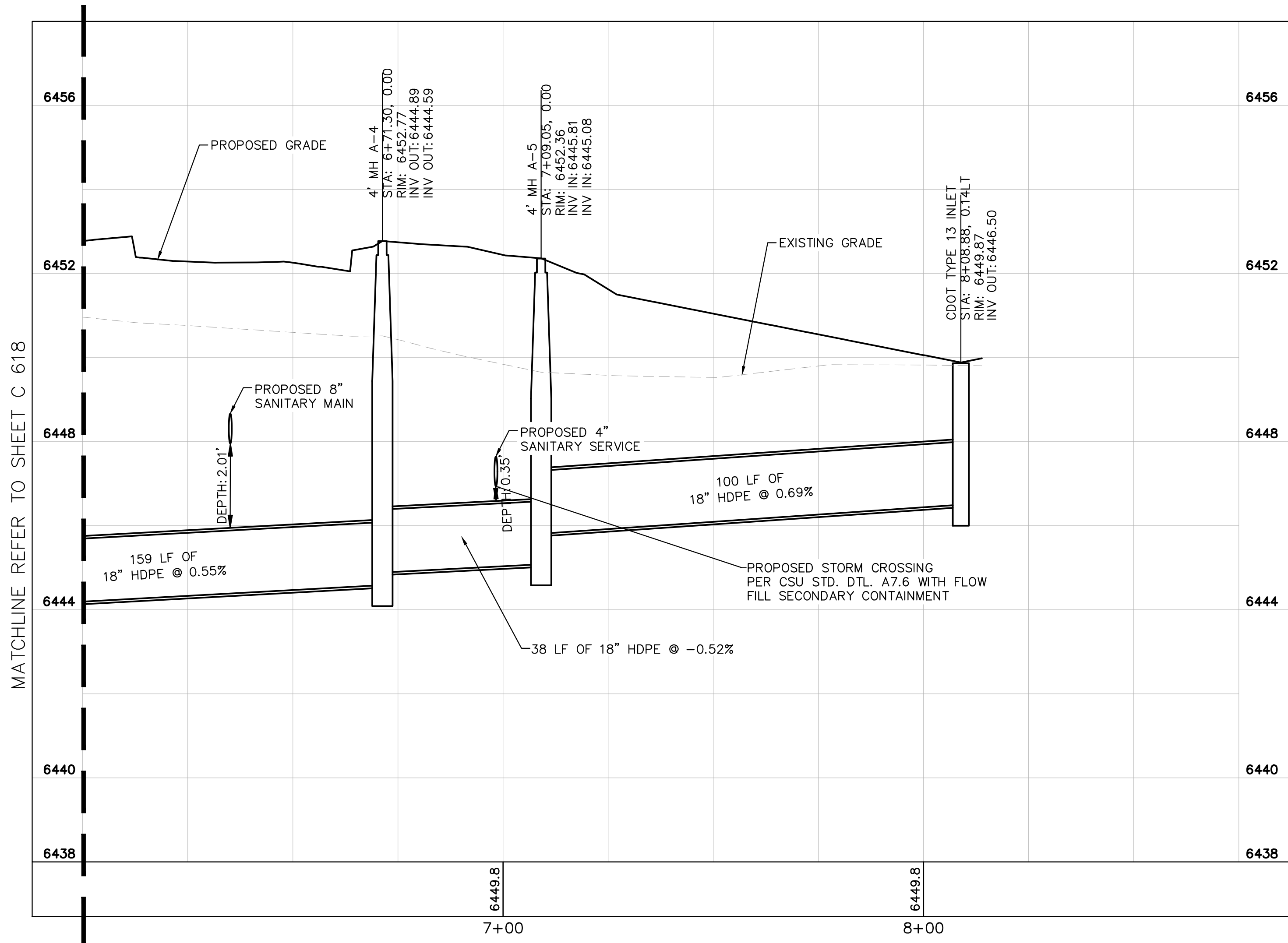
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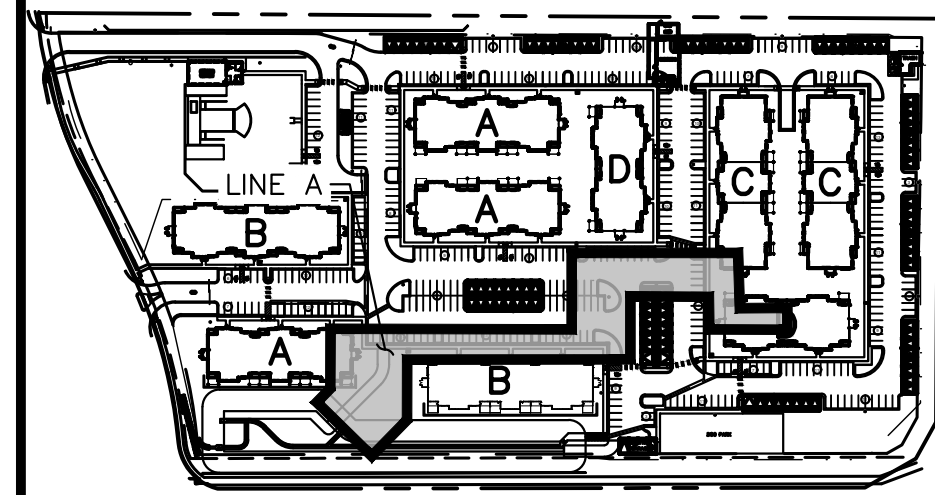
Know what's below.  
Call before you dig.



STORM SEWER LINE A STA 6+00-7+90 PLAN VIEW



STORM SEWER LINE A STA 6+00-8+75 PROFILE VIEW



KEY MAP  
NOT TO SCALE

NO.	REVISION	DATE	BY	DATE	EJG	APPR.
1	SDP RESUBMITTAL	JAR	5/27			

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EJG  
DRAWN BY: JAR  
CHECKED BY: EJG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
STORM PLAN AND PROFILE LINE A

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET  
C 623

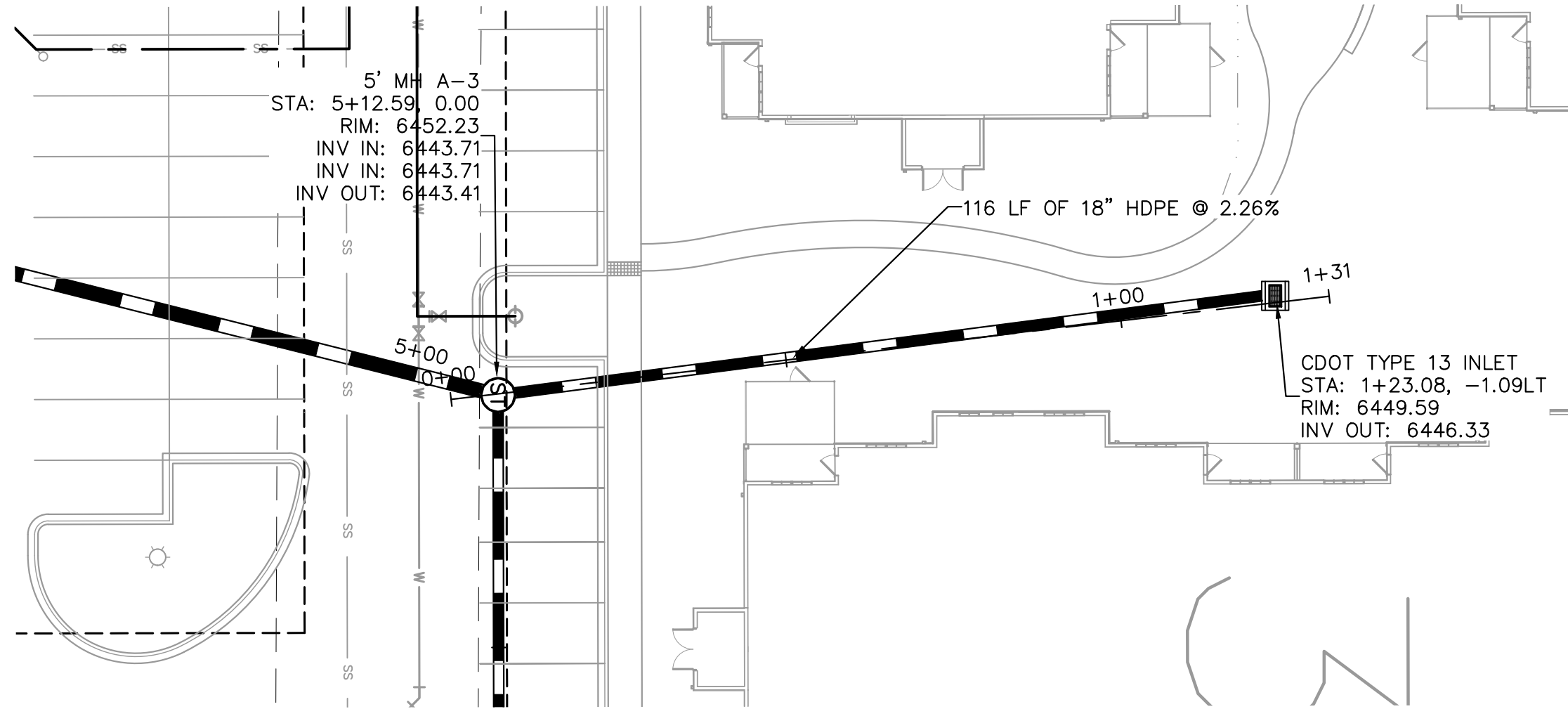
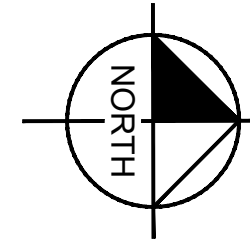
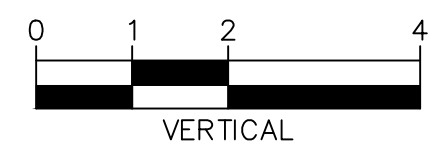
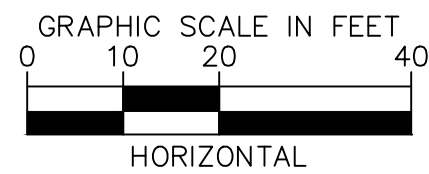
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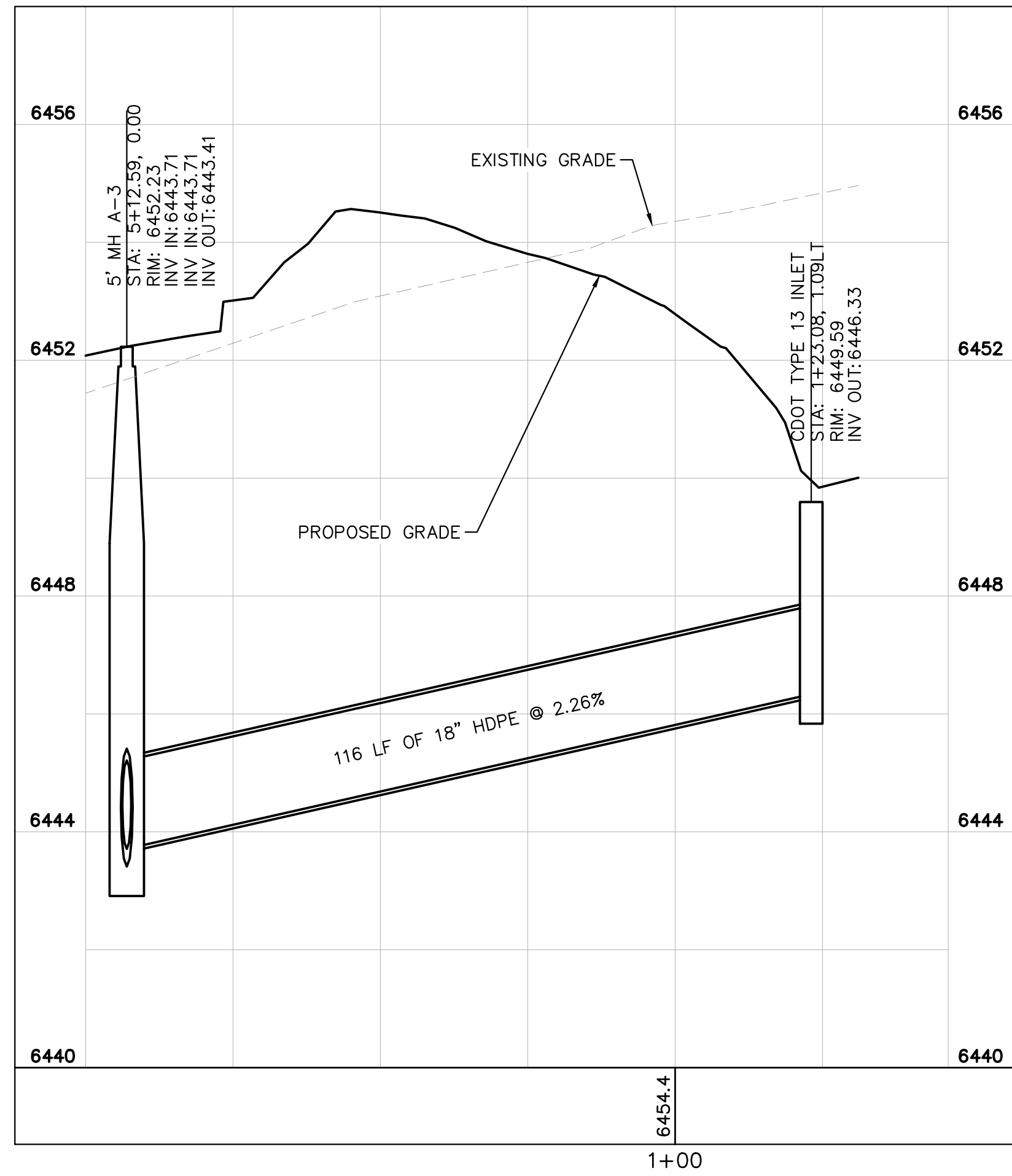
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- - - - - EXISTING EASEMENT LINE  
- - - - - PROPOSED EASEMENT LINE  
— EXISTING STORM SEWER  
- - - - - PROPOSED STORM SEWER  
— EXISTING WATER LINE  
- - - - - PROPOSED WATER LINE  
● EXISTING FIRE HYDRANT  
● PROPOSED FIRE HYDRANT AND BOLLARD  
ASSEMBLY PER COA STD DETAIL 208  
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W/ APPROVED KNOX HARDWARE  
— EXISTING SANITARY SEWER  
- - - - - PROPOSED SANITARY SEWER  
● SANITARY SEWER MANHOLE  
● PROPOSED STORM MANHOLE  
● EXISTING STORM MANHOLE  
■ PROPOSED CURB INLET  
■ EXISTING CURB INLET  
■ PROPOSED GRATE INLET  
● PROPOSED LANDSCAPE DRAIN  
DAE DRAINAGE ACCESS EASEMENT  
TOC TOP OF CURB

STORM SEWER NOTES

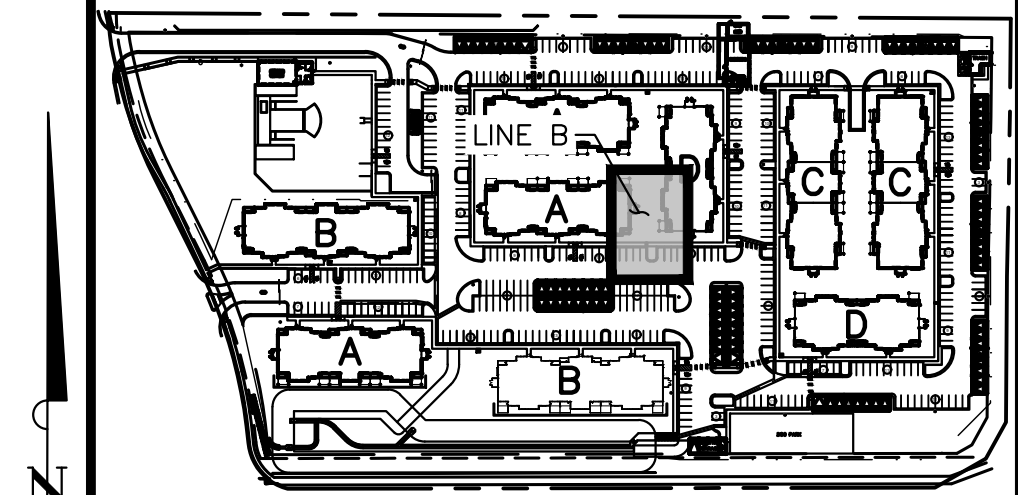
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STORM SEWER LINE B STA 0+00-1+40 PLAN VIEW



STORM SEWER LINE B STA 0+00-1+40 PROFILE VIEW



KEY MAP  
NOT TO SCALE

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 5/27/21

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
STORM PLAN AND PROFILE LINE B

PRELIMINARY  
FOR REVIEW ONLY  
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CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096302009

SHEET  
C 624

NO.	REVISION	BY	DATE	EJG	APPR.
1	SDP RESUBMITTAL	JAR	5/27	EJG	

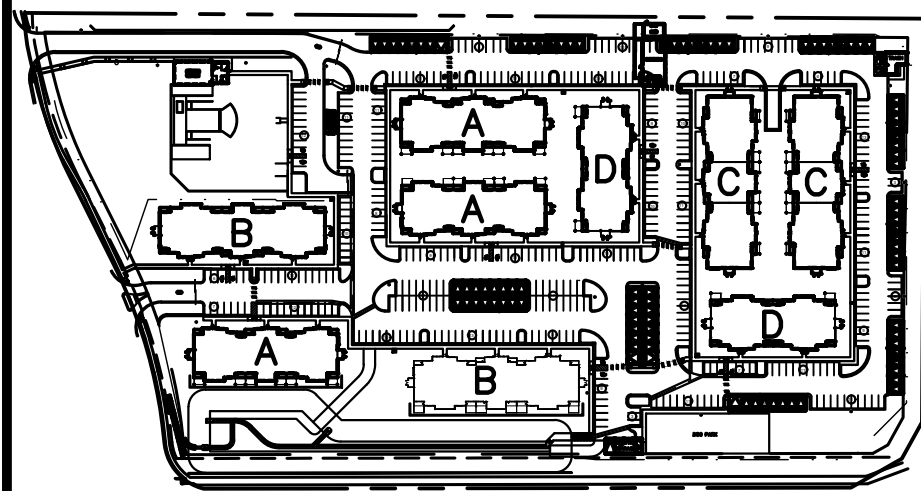
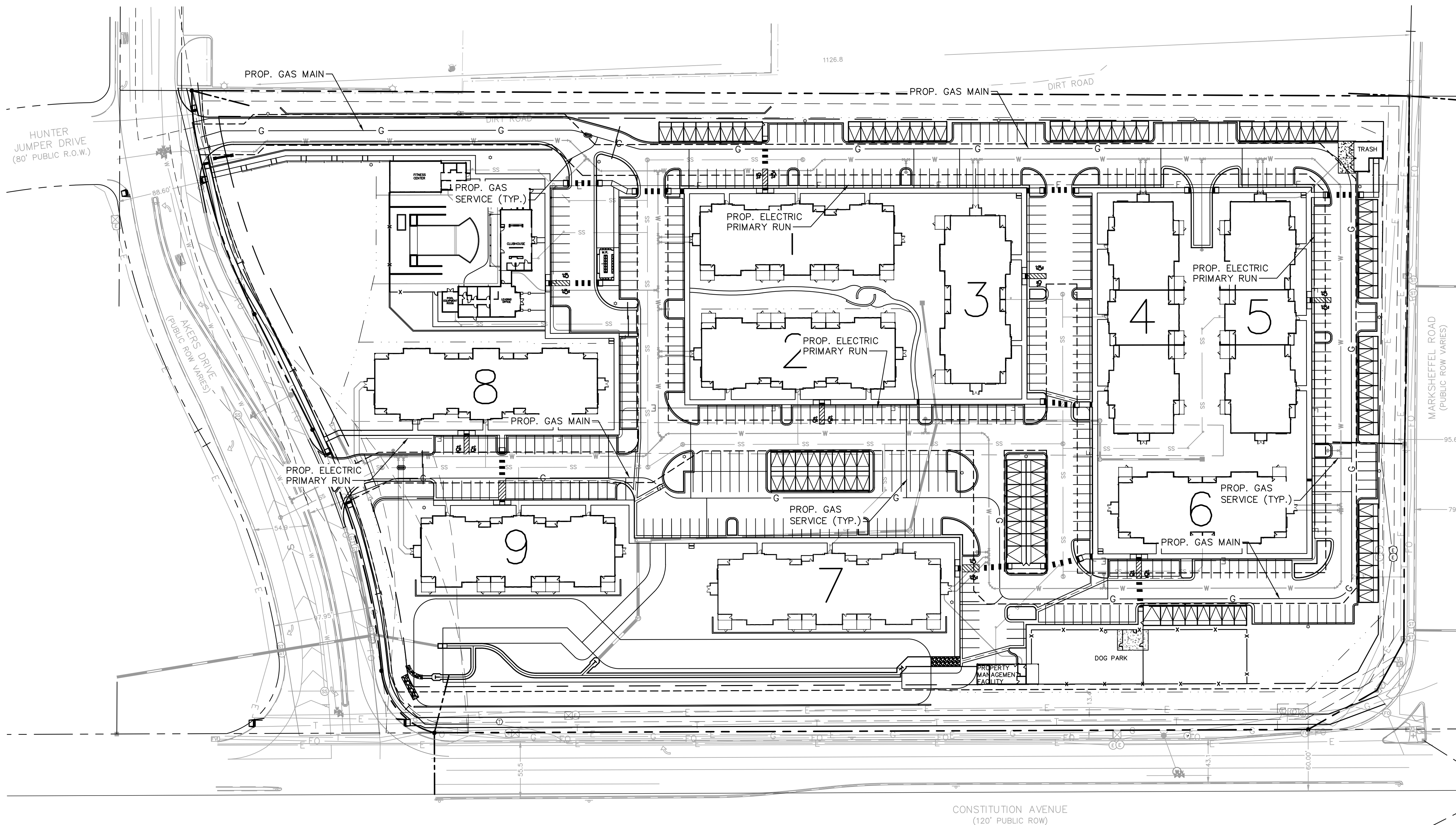
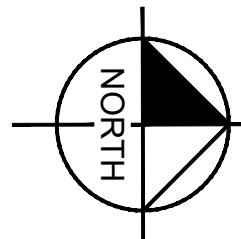
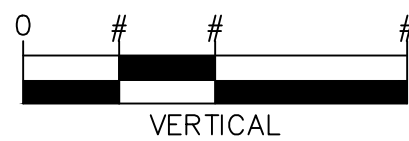
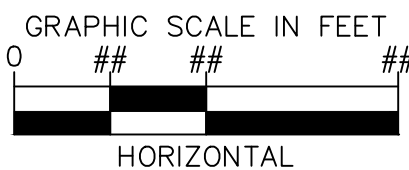
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LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
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- EXISTING CURB INLET
- PROPOSED GRATE INLET
- PROPOSED LANDSCAPE DRAIN
- DAE DRAINAGE ACCESS EASEMENT
- TOC TOP OF CURB

DRY UTILITY NOTES

- ALL GAS MAIN AND ELECTRIC PRIMARY RUNS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. FINAL DESIGNS WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES FOR GAS AND MVEA FOR ELECTRIC RUNS.



KEY MAP  
NOT TO SCALE

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

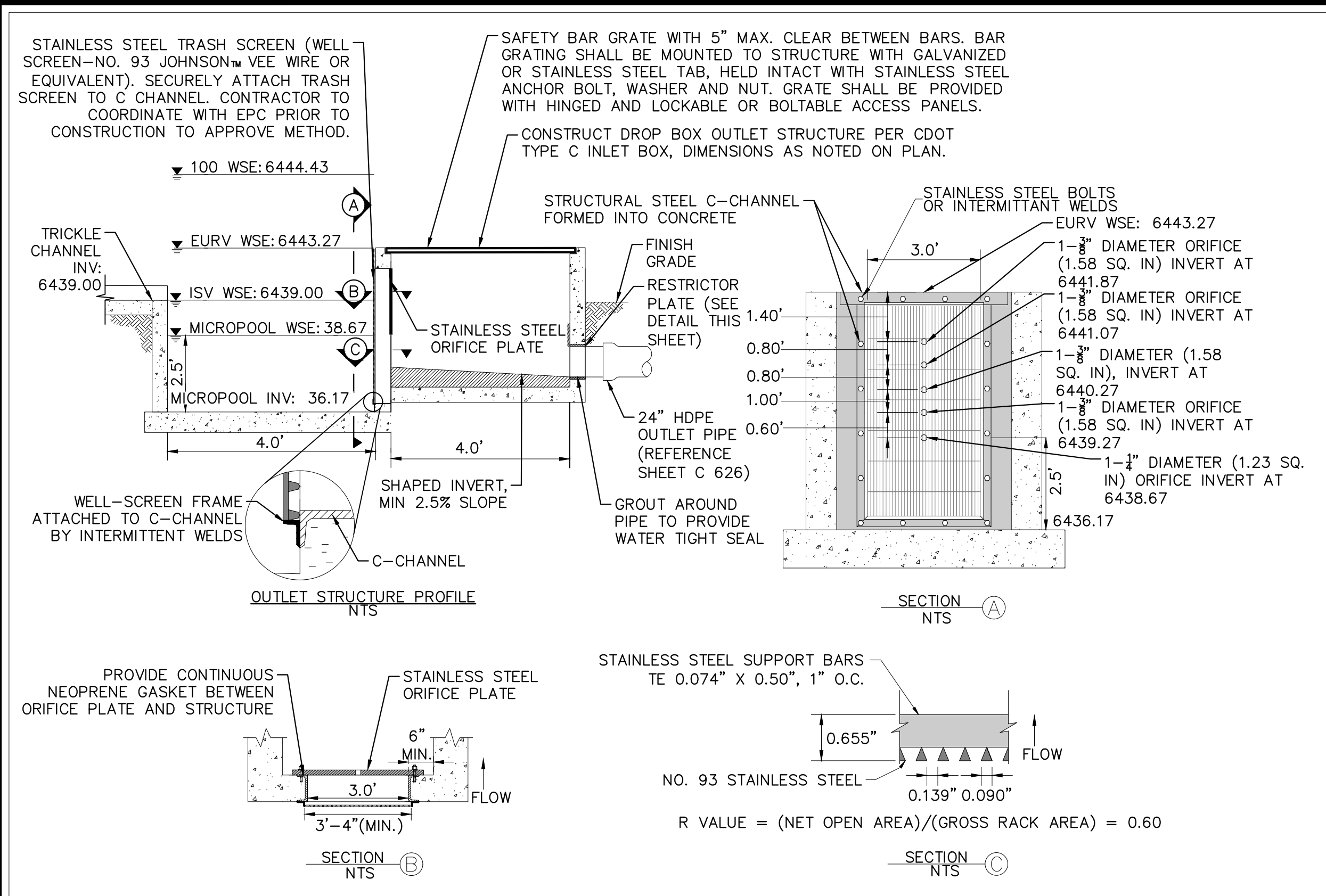
UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
UTILITY AND WATER SERVICE PLANS  
OVERALL DRY UTILITY PLAN

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NOT FOR  
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Kimley-Horn and Associates, Inc.

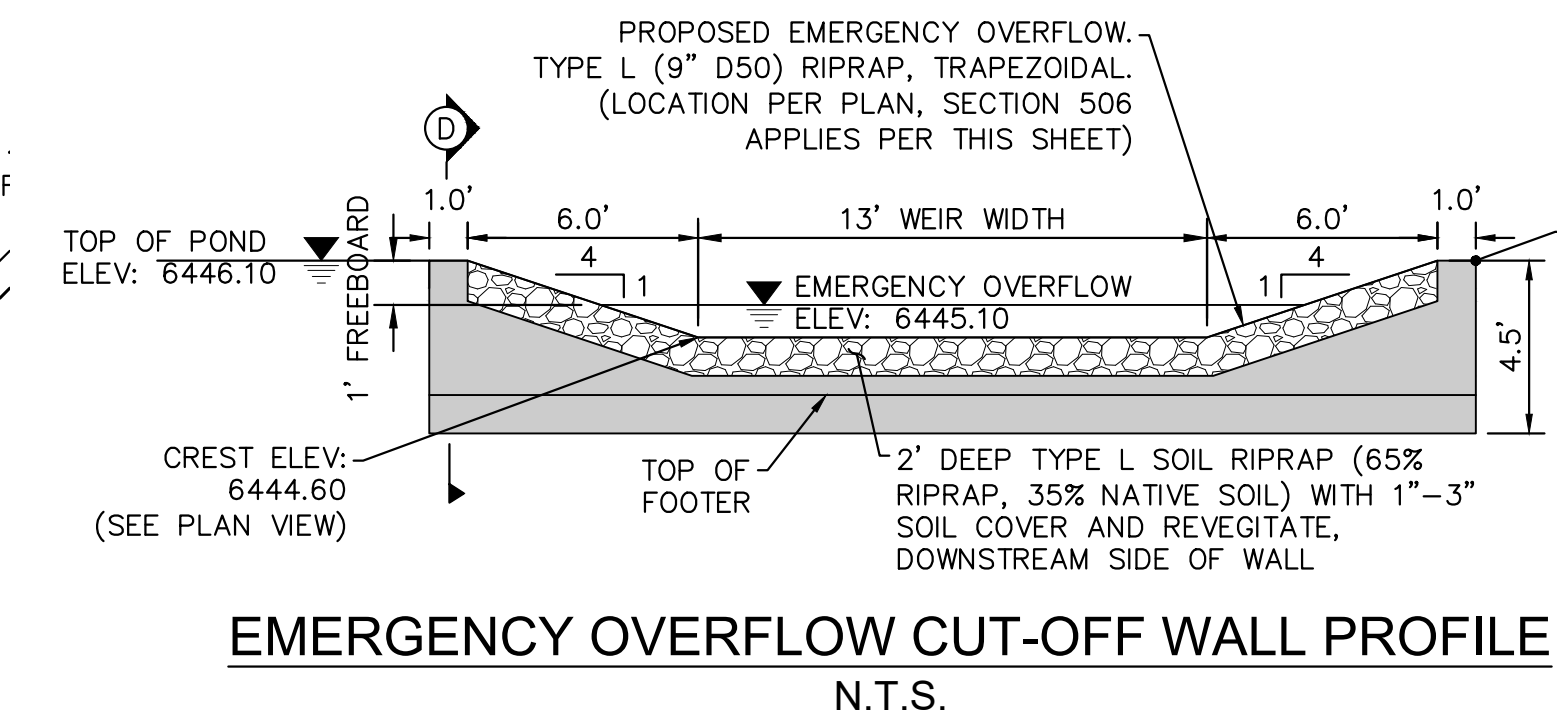
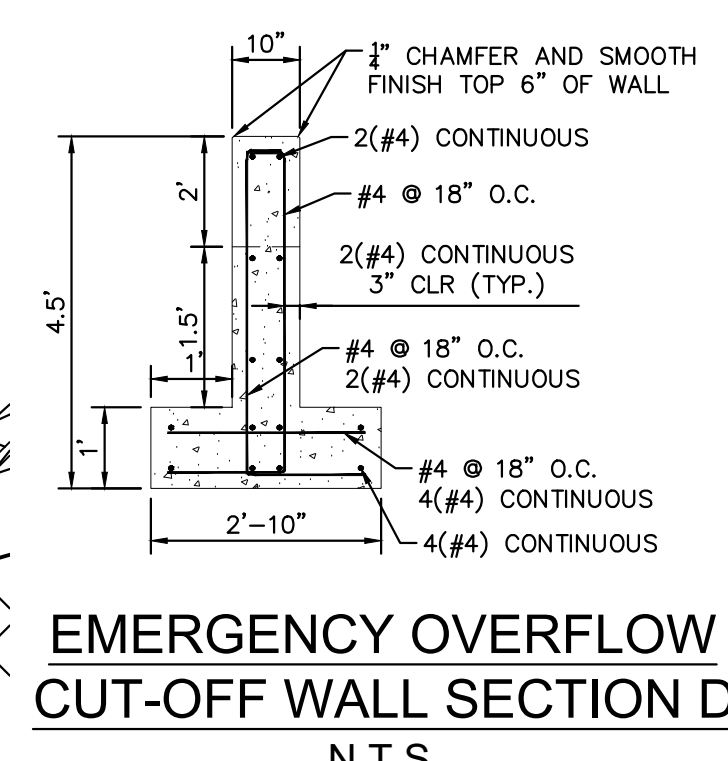
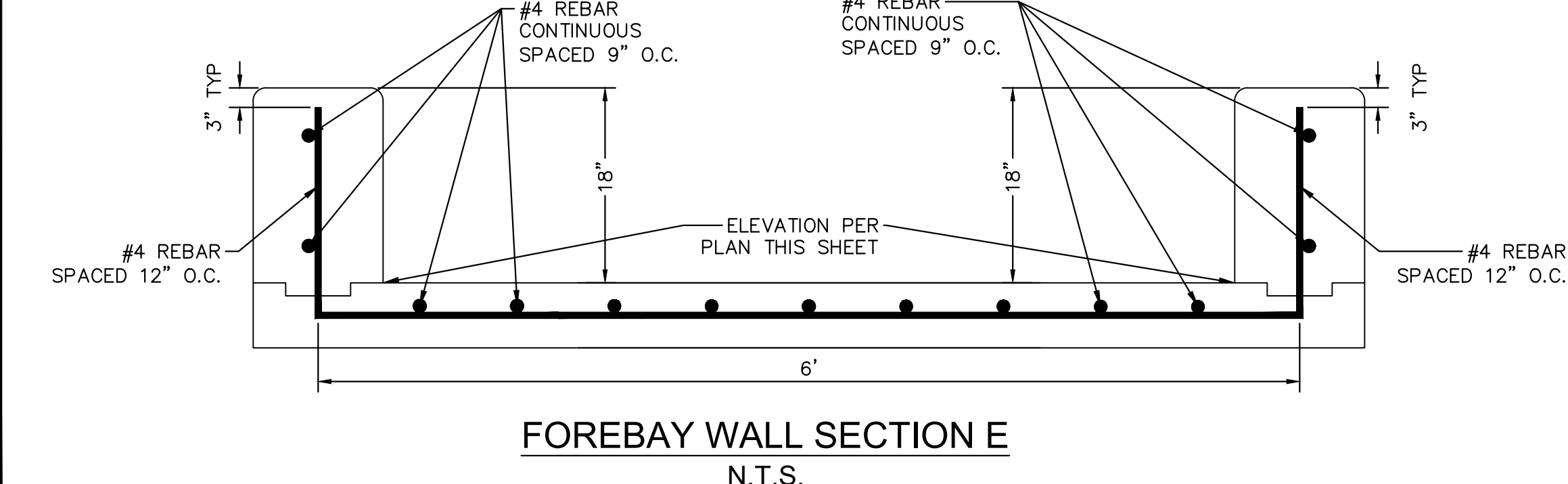
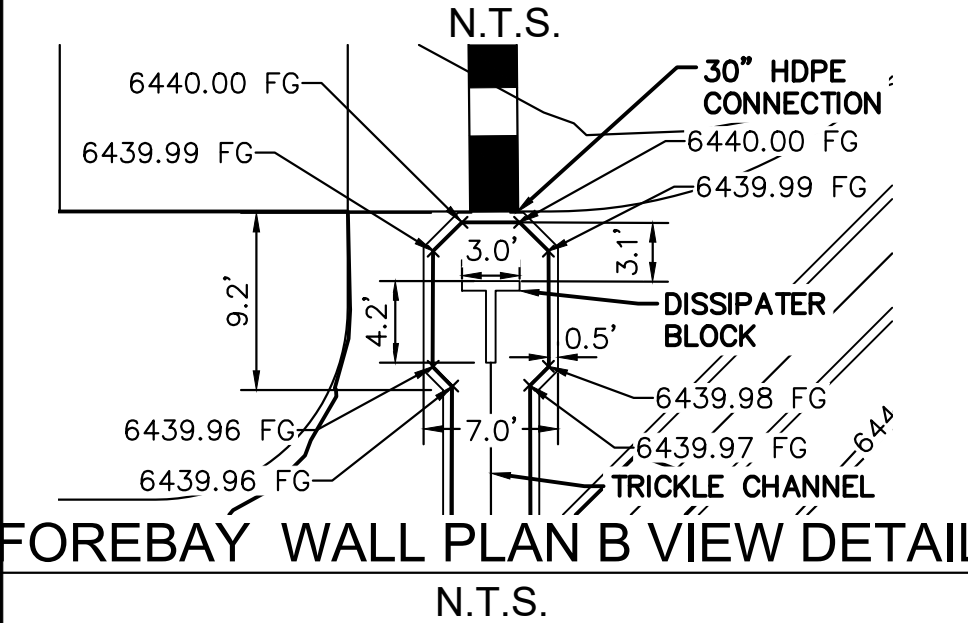
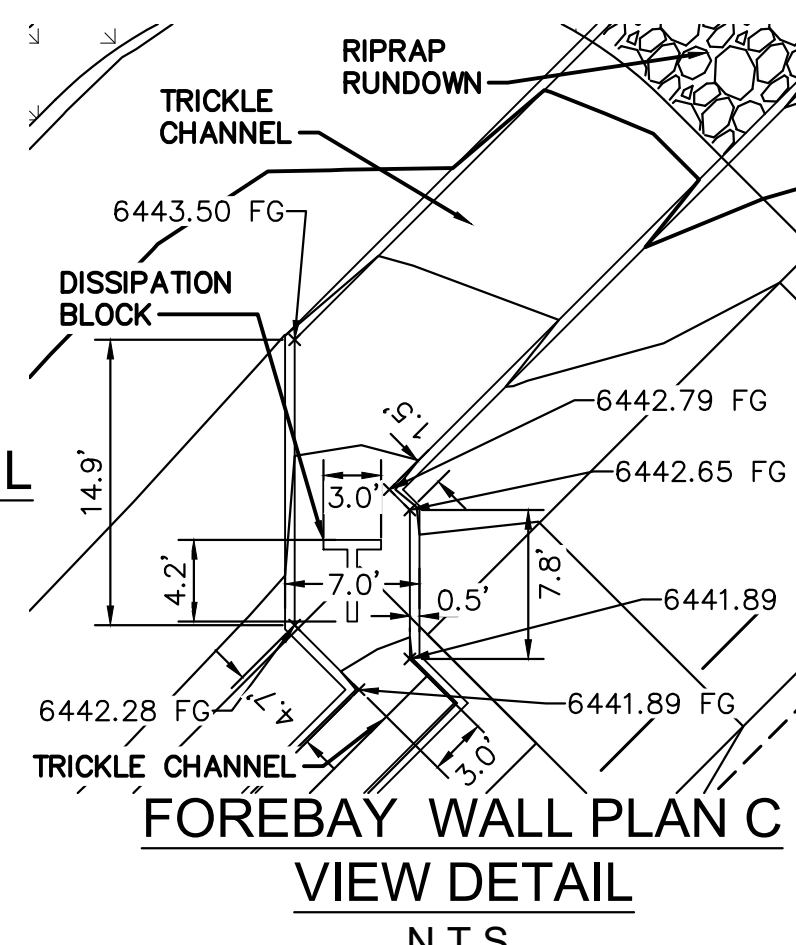
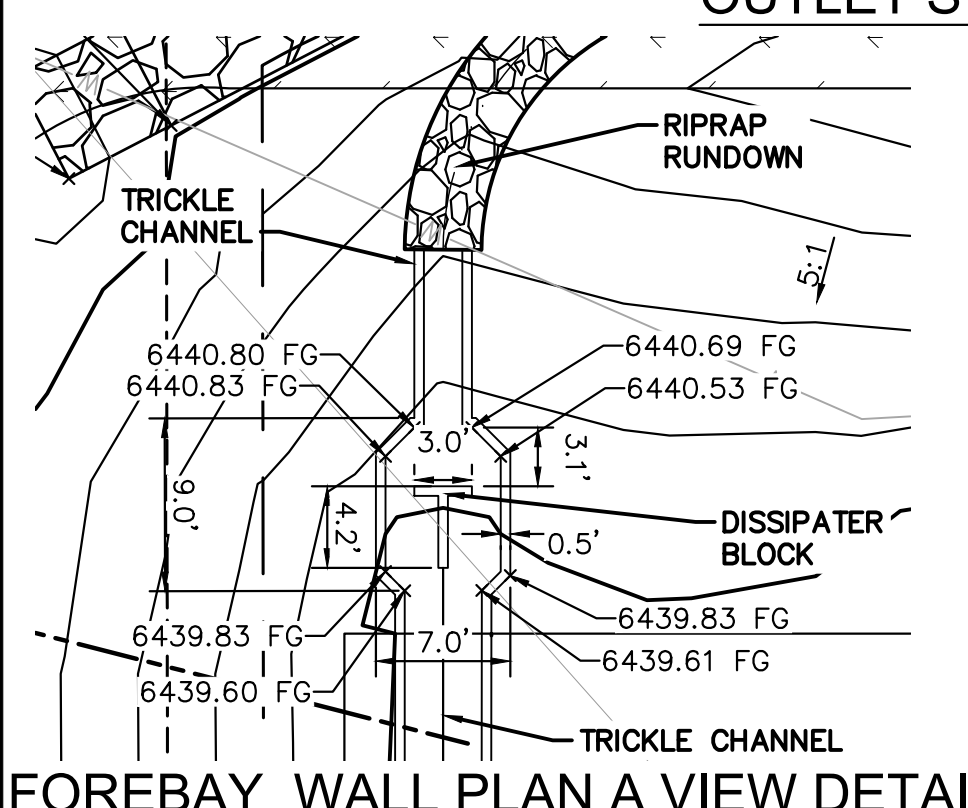
PROJECT NO.  
096302009  
SHEET  
C 625

NO.	REVISION	DATE	BY	DATE	APPR.
1	SDP RESUBMITTAL	5/27	JAR	5/27	EJG

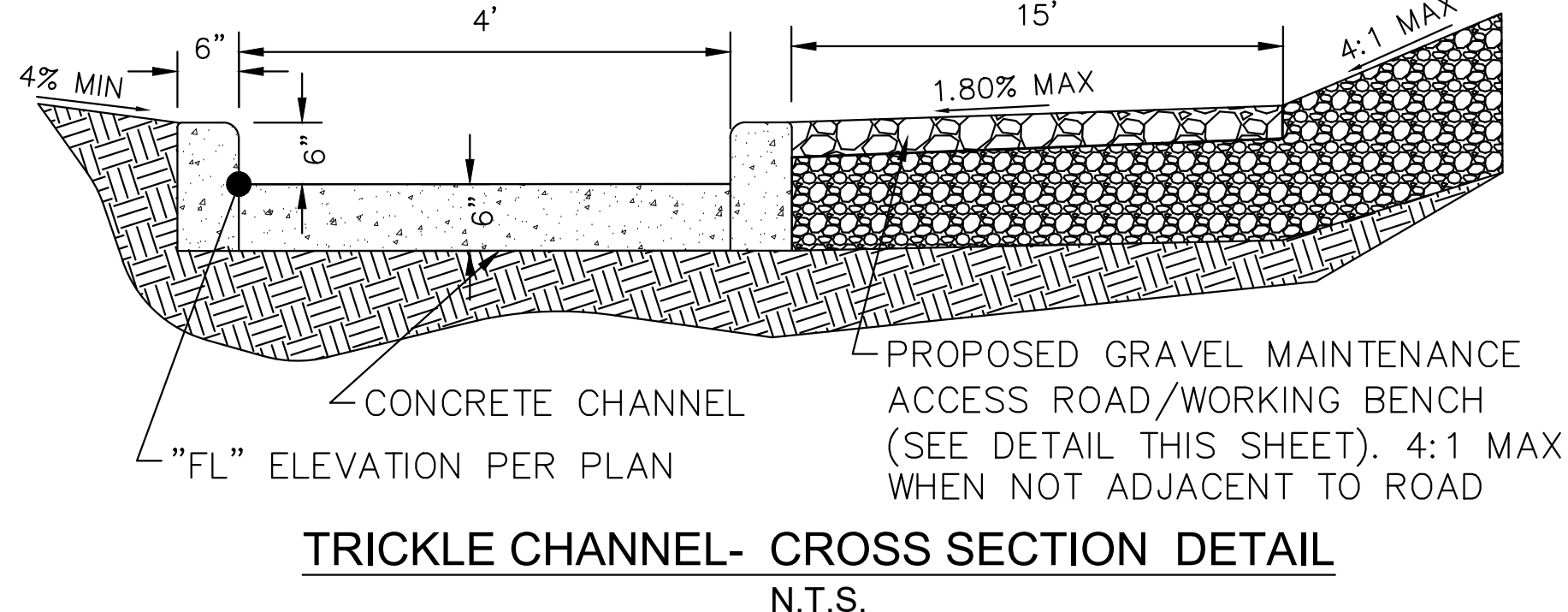
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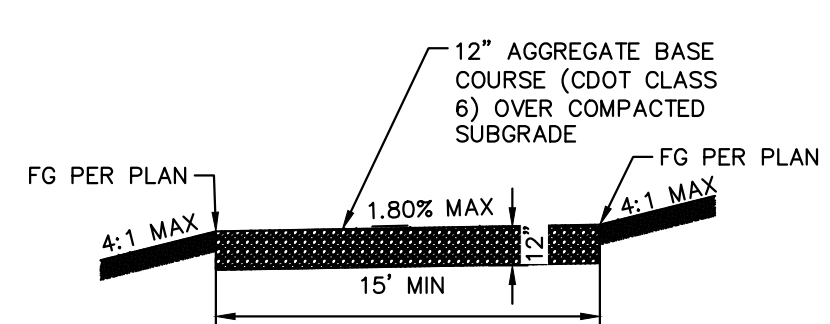
OUTLET STRUCTURE PROFILE DETAIL N.T.S.



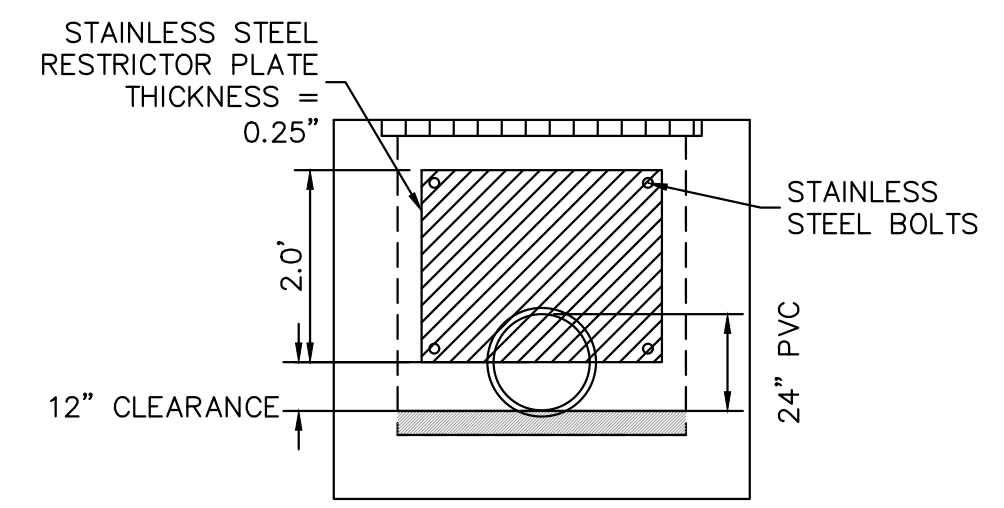
EMERGENCY OVERFLOW CUT-OFF WALL PROFILE N.T.S.



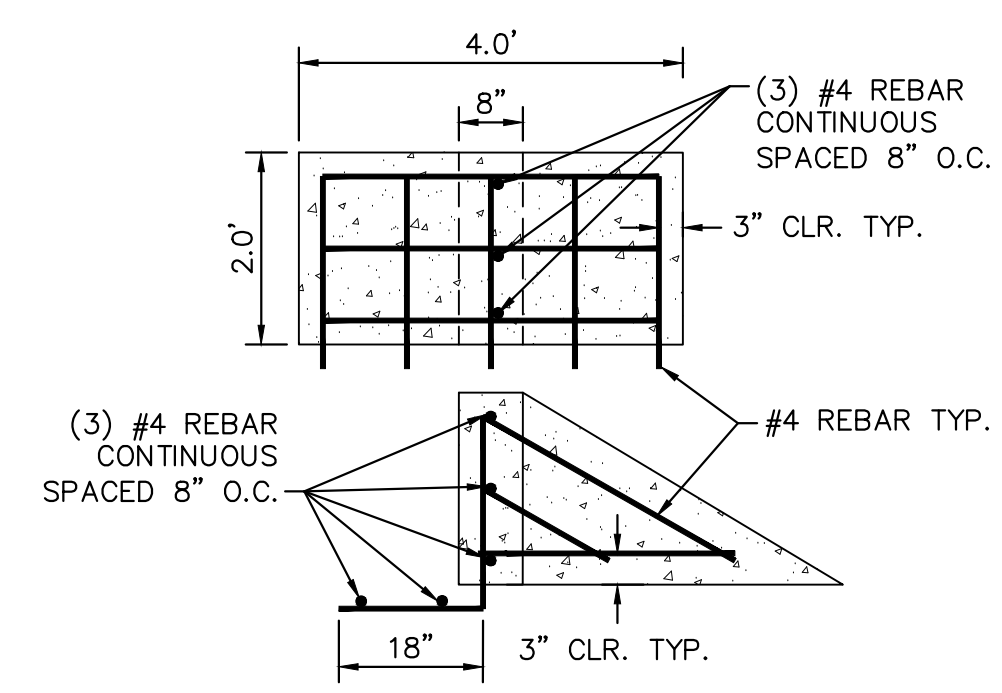
MAINTENANCE ROAD CROSS SECTION N.T.S.



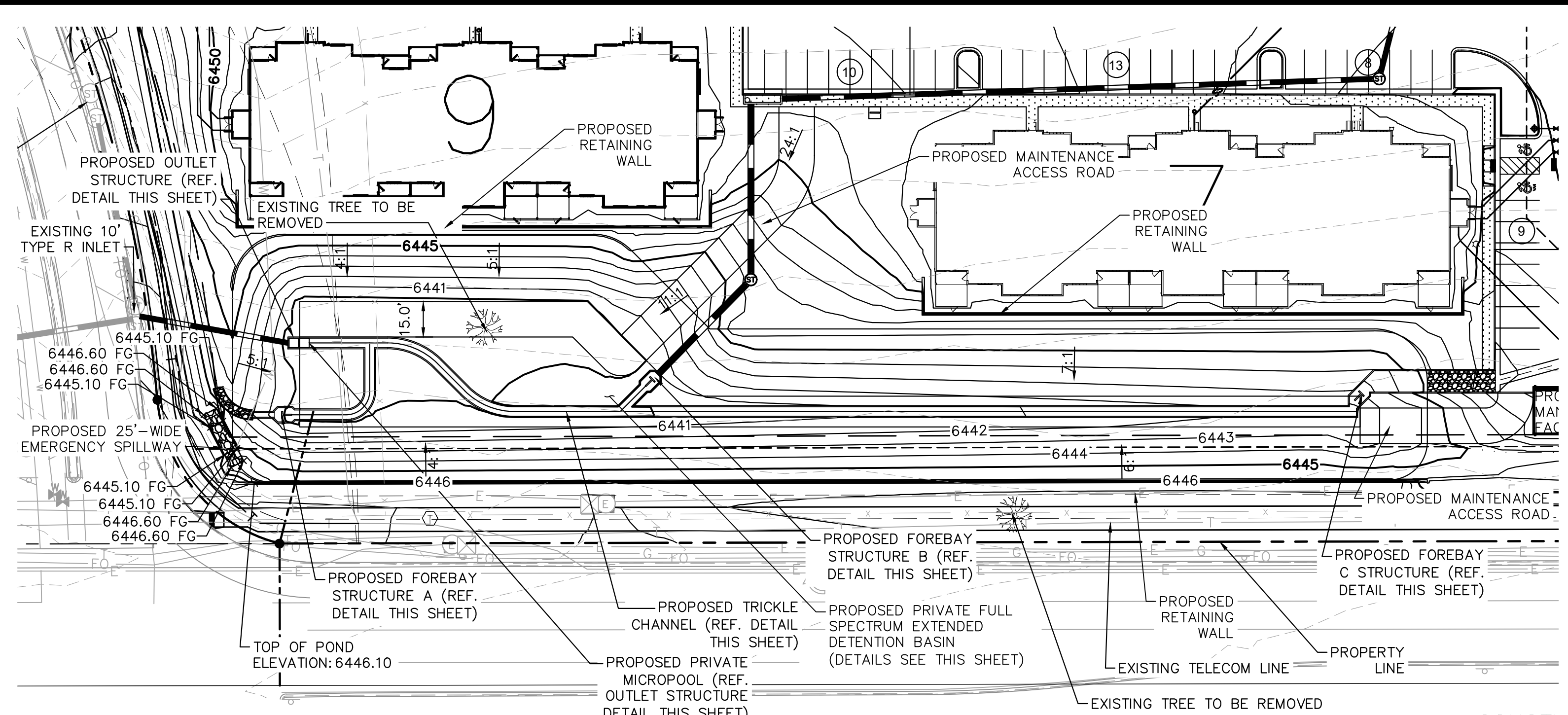
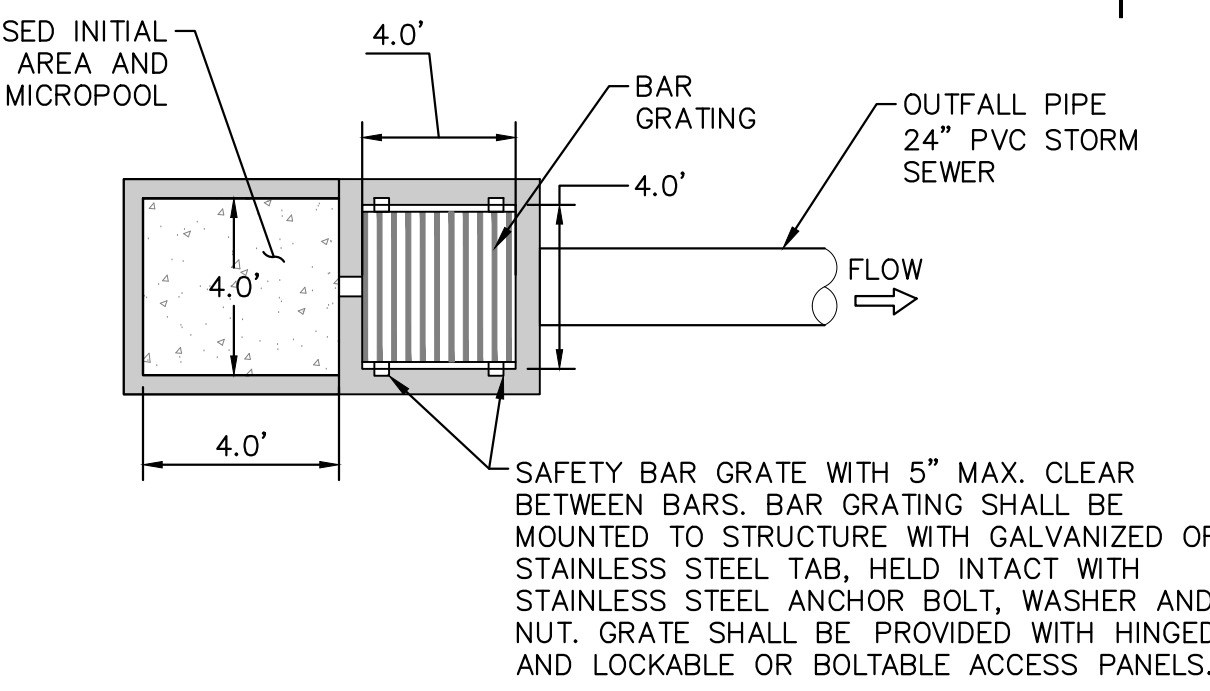
100-YEAR FLOW RESTRICTOR DETAIL N.T.S.



FOREBAY DISSIPATER DETAIL N.T.S.



OUTLET STRUCTURE PLAN VIEW DETAIL N.T.S.



DETENTION POND PLAN VIEW SCALE: 1" = 40'

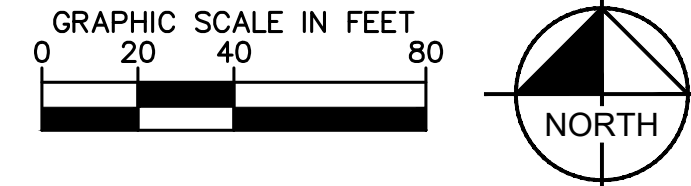


Table S06-2

Pay Item	Stone Size d50 <sup>1</sup> (Inches)	Percent of Material Smaller Than Typical Stone <sup>2</sup>	Typical Stone Dimensions <sup>3</sup> (Inches)	Typical Stone Weight <sup>4</sup> (Pounds)
Riprap 6	6	70-100	12	85
		50-70	9	35
		35-50	6	10
		2-10	2	0.4
Riprap 9	9	70-100	15	160
		50-70	12	85
		35-50	9	35
		2-10	3	1.3
Riprap 12	12	70-100	21	440
		50-70	18	275
		35-50	12	85
		2-10	4	3
Riprap 18	18	100	30	1280
		50-70	24	650
		35-50	18	275
		2-10	6	10
Riprap 24	24	100	42	3500
		50-70	33	1700
		35-50	24	650
		2-10	9	35

<sup>1</sup>d50 = nominal stone size  
<sup>2</sup>based on typical rock mass  
<sup>3</sup>equivalent spherical diameter  
<sup>4</sup>based on a specific gravity = 2.5

Nominal stone size and total thickness of the riprap shall be as shown on the plans.

UPLAND FLATS BY WATERMARK  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DRAWING PLANS  
POND DETAILS

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 300  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: EUG  
DRAWN BY: JAR  
CHECKED BY: EUG  
DATE: 6/30/21

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

PROJECT NO.  
096302009

SHEET  
C 626

ADDENDUM A  
FIRST SUBMITTAL  
REVISION  
NO. 1  
DATE